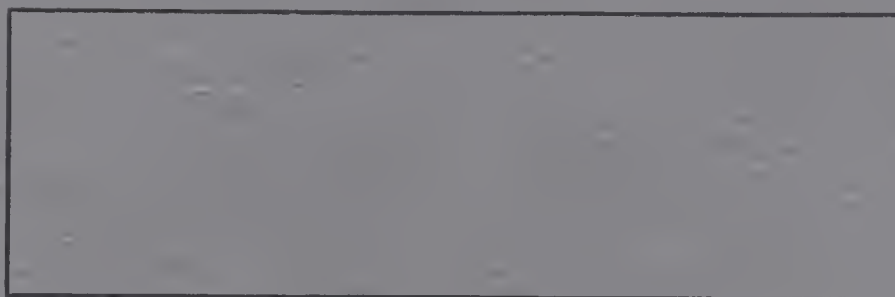


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SECOND EDITION, PRICE 35 CENTS



IDAHO SMALL HOMES PLANNING SERVICE  
P. O. BOX 336 :: BOISE, IDAHO

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# IDAHO- OREGON HOMES

Second Edition . . . Price 35c



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**IDAHO SMALL HOMES PLANNING SERVICE**

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BOISE, IDAHO

WM. F. THOMAS, *Manager*

# Foreword

This selected group of House Plans has been considered with the purpose of the designers to help solve the building problems of the prospective small home owner in Idaho.

The plans have been studied to give the maximum usable space and, at the same time meet the requirements of modern living. A convenient kitchen with good lighting and ventilation has been the first consideration.

The exteriors have been treated in a varied and simple manner that will stand the test of time and with the hope that they will carry on the best traditions of American Domestic Architecture.

Floor plan layouts are shown to minimum sizes making it easy to add on in any desired direction for increased sizes.

This service places at the disposal of the small home builder the experience of designers whose skill in the past has been available only to the builders of large and costly houses.

Three sets of complete working drawings, specifications of any one house are available at the following schedule of prices:

Series 300.....	\$15.00
Series 400.....	17.00
Series 500.....	20.00
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If financing is to be arranged through a Federal Housing Administration Insured Loan, five sets of plans and specifications are required.

Two extra copies of plans and specifications, if included with the original order, will be furnished for the sum of \$3.00 in addition to the above schedule of prices.

Fees for plans to meet your individual requirements will be quoted upon application. Special rate on prices quoted above on three sets or more when ordered first time.

---

## INDEX

Pages 3 to 14 and 19 to 25—Interesting Small Home Plans.

Pages 26 to 32—"What the Home Owner Should Know," an interesting construction article.

Pages 15 to 18—Materials that should be of vital interest to the New Home Owner in advertisements.



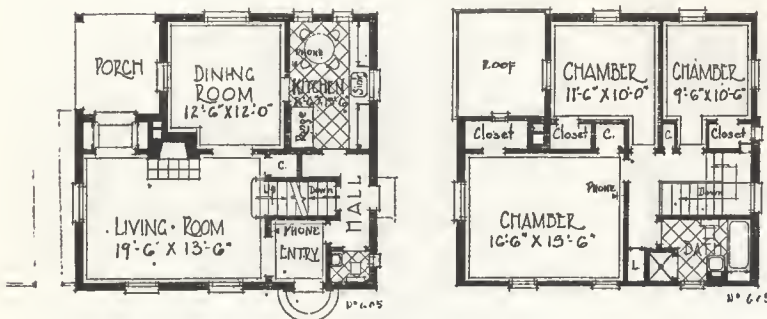


### COLONIAL TWO-STORY DESIGN

For compactness and lasting style this home is hard to beat. The large shuttered windows lend dignity to the front and the entrance is interestingly detailed. Although the exterior is shown as brick, it will look very well with wide siding. The roof is the Dutch colonial type and gives the maximum space for the bedrooms on the second floor.

The plan is conveniently arranged. From the entry you enter the living room at the side. Off the other side of the entry is direct access to the rear entry and the kitchen. The living room is provided with a nice fireplace on the inside. At the side of the fireplace is a pair of French doors leading out to a rear porch. This porch may be screened in for summer use and can be entered from the dining room as well. The kitchen has breakfast space and convenient cupboards.

The second floor accommodates three bedrooms and a bath. The hall is well lighted and all bedrooms have corner positions very good for cross ventilation. An abundance of closet space is provided.



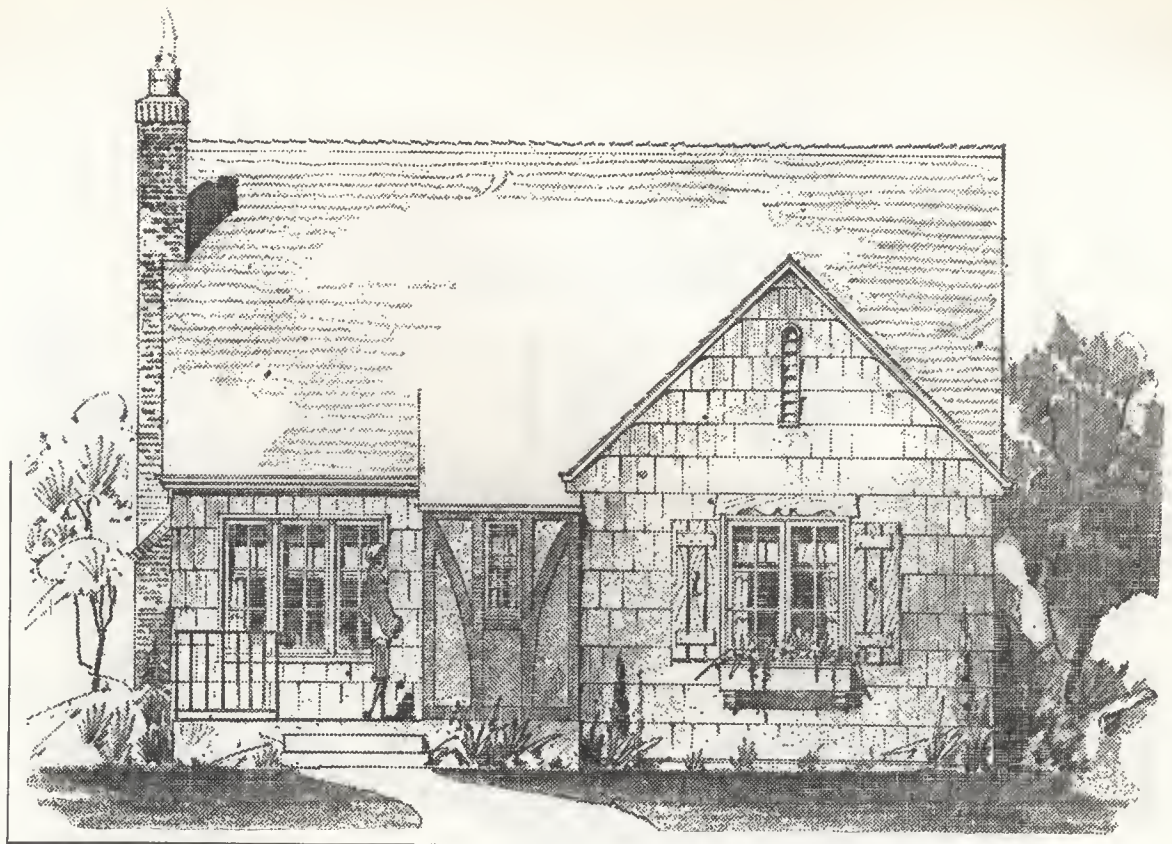
FIRST FLOOR PLAN

SECOND FLOOR PLAN

Area, 840 Square Feet

Meets F. H. A. Requirements





### SMALL ENGLISH HOME

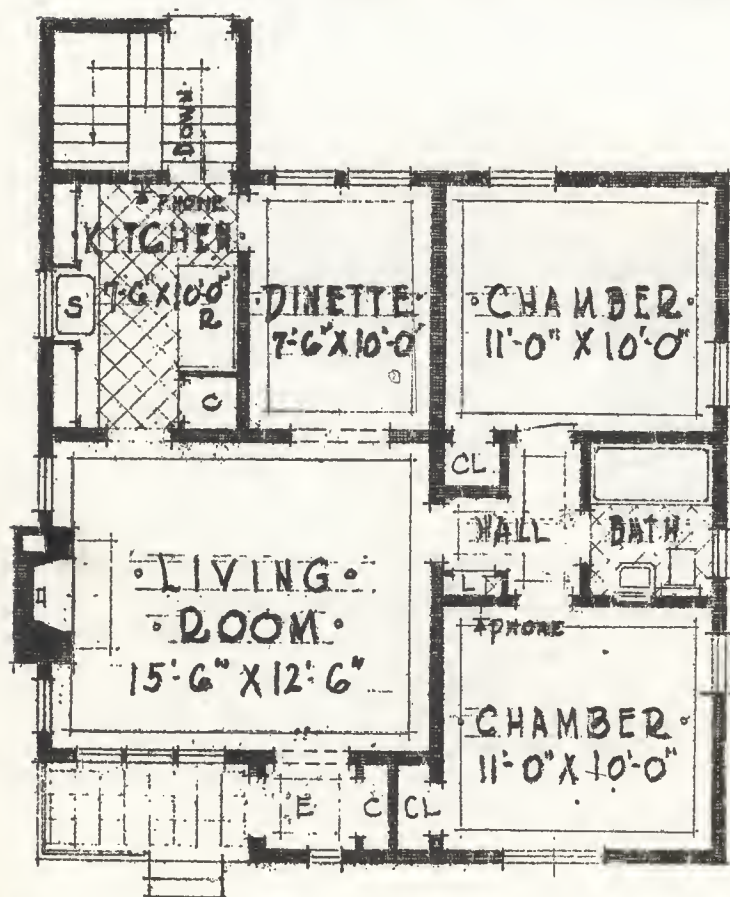
*A home featuring shakes on the exterior and half pitch roofs makes a good home for this territory.*

*This home is simple to build and will win the admiration of anyone. The plan is well arranged to meet modern needs and will meet all loan requirements.*

*The front entrance accommodates a protected hall and a guest closet for coats. The living room is across the front and has a fireplace on the end. The dinette is situated to command a nice view to the rear especially desirable where the owners like to have the back yard landscaped. French doors may be substituted for windows in the dinette if desired.*

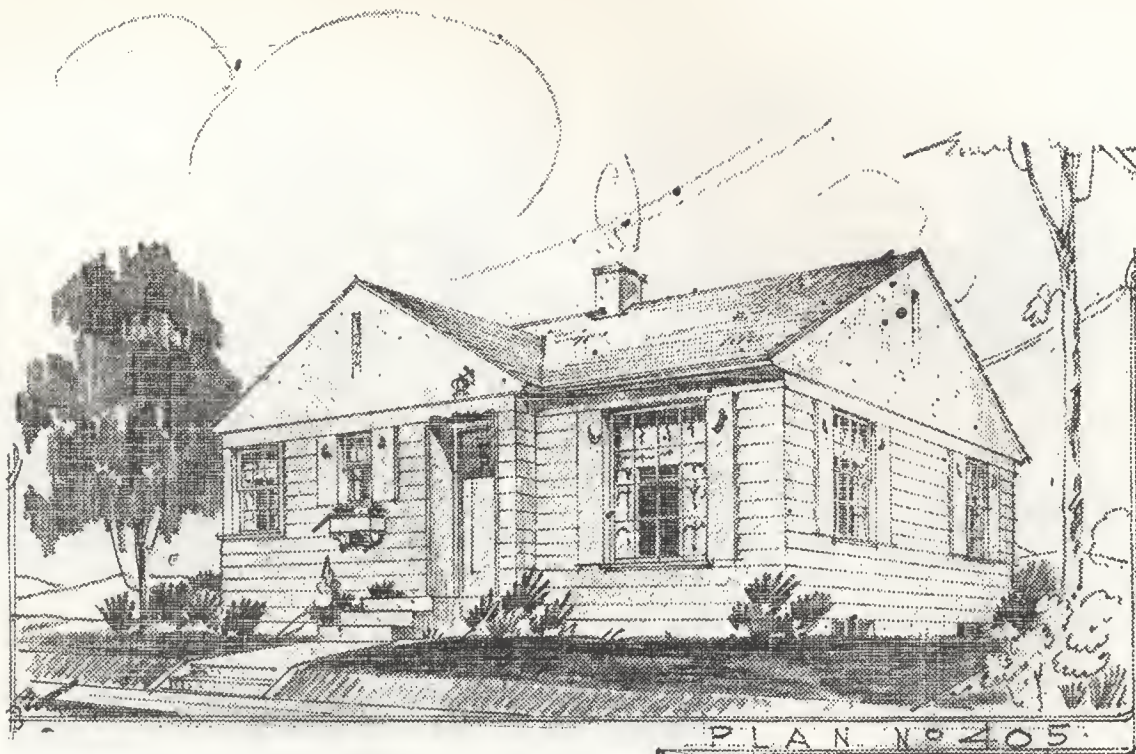
*The kitchen is moderate sized and a grade level stairway is provided to the basement. The two bedrooms are at the side for privacy and economy. The bath is between and is compact. The bathroom window is easy to get at not being over a tub.*

*The ground area of this home is only 810 square feet meaning low cost in construction. The basement is recommended to be under the entire house and will provide space for laundry, fruit room, fuel room and furnace with plenty of space for a hobby room.*



Area, 810 Square Feet

FLOOR PLAN # 509



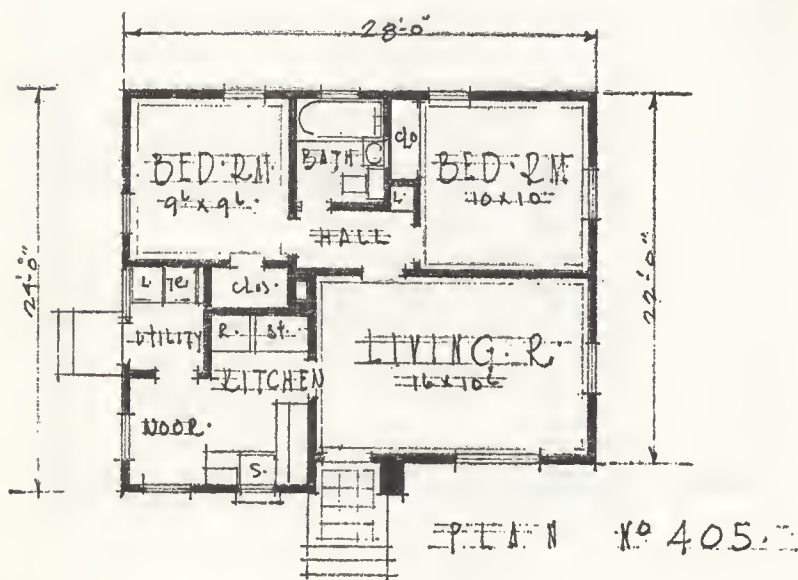
### SMALL LOW COST CAPE COD COTTAGE

The exterior is a combination of siding with stucco gables inexpensive and typical to this style home. A simple treatment of the entrance along with shutters each side of a studio window and the kitchen window, are the only items of expense for the design of this home.

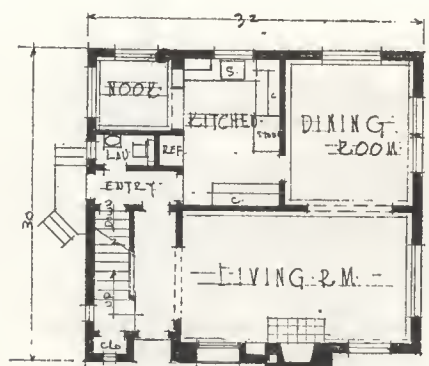
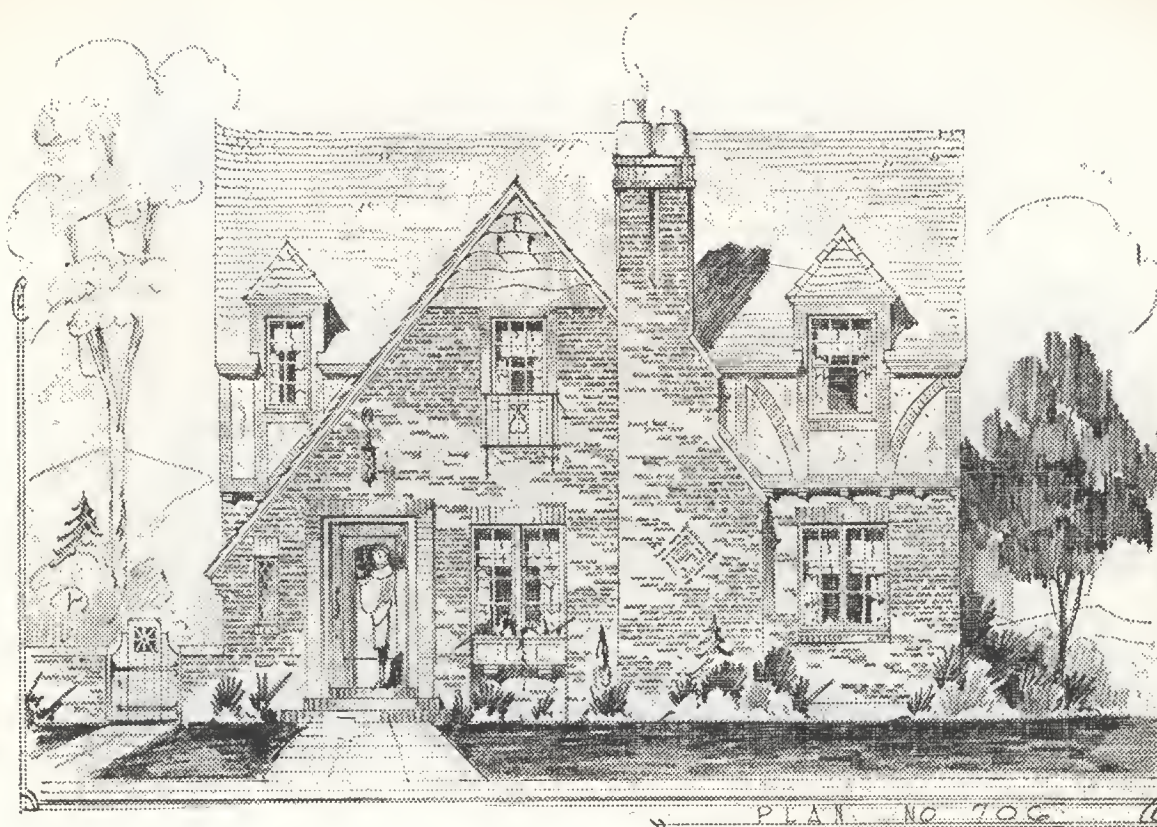
This floor plan lends itself to the requirements of the small family requiring two bedrooms. The living room is small but well arranged for wall space. Nook space is provided in the kitchen. This house has no basement but a utility room instead. The utility room will accommodate laundry trays and porch service. This house is designed to meet a minimum cost and yet provide a comfortable home.

650 Square Feet

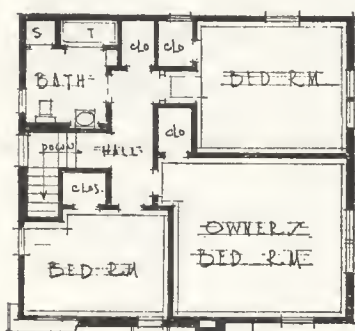
Meets F. H. A. Requirements







FIRST FLOOR  
PLAN 706



SECOND FLOOR  
PLAN 706

## ENGLISH BRICK

A nice treatment in brick for the two-story house is accomplished by breaking up the front with this gable and fireplace. Proper balance of the windows, fireplace and entrance form the architectural appearance of this home. Brick veneer used for the main lower structure with stucco and half-timber at second story except at gable. Roof peaks are set up with waved edge siding.

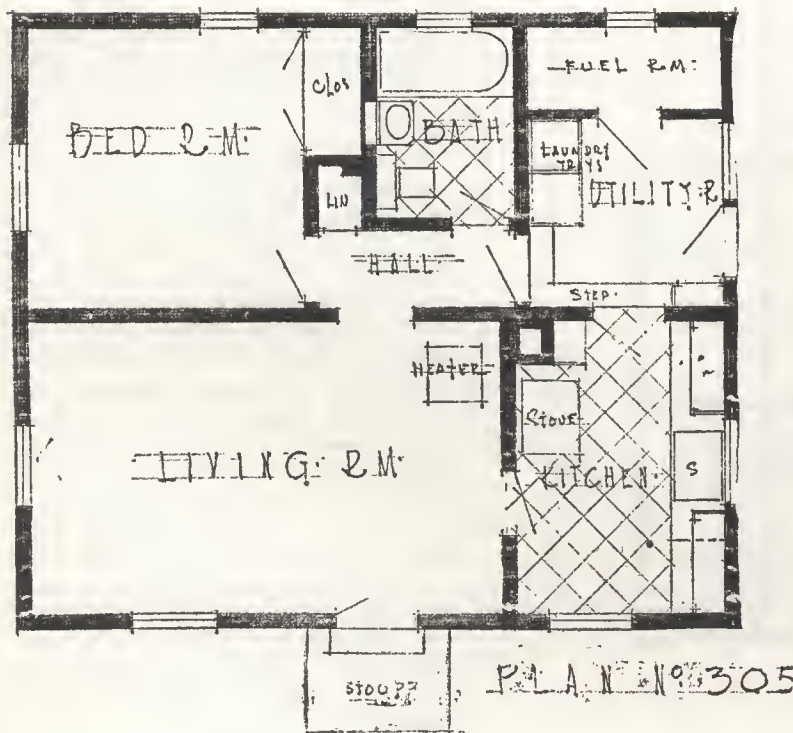
This house is planned to accommodate a large family. It features all sleeping rooms on the second floor with roomy living room, dining room, kitchen and nook occupying the first story. Access between rear entrance and stairways and kitchen also in connection with front entrance is very convenient. The lavatory off the entry is so situated for extreme convenience for family use. This house would fit on the average lot of 45 feet or more, but would look better on the wider lots.

960 Square Feet, 1st Floor

960 Square Feet, 2nd Floor

Meets F. H. A. Requirements





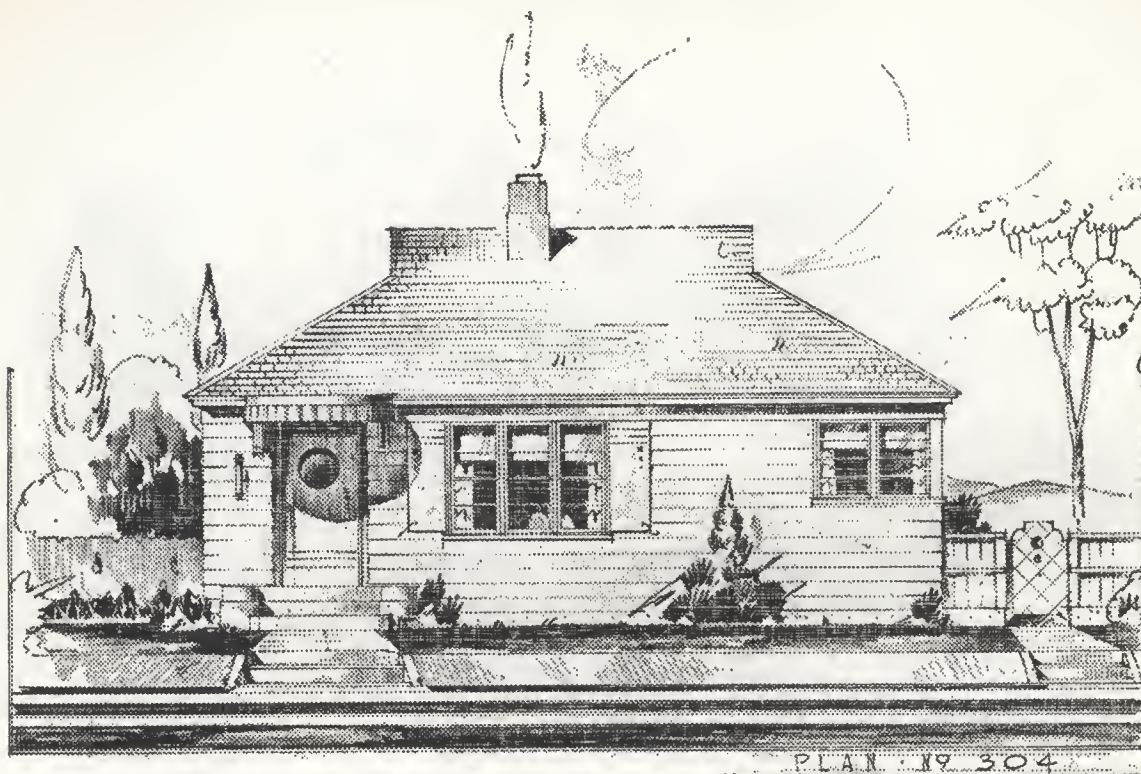
### THE ECONOMY HOUSE

*Meets Federal Housing requirements. Exterior of this home is treated with siding and cedar shingle roof. There are no breaks to increase cost and the entrance is kept very simple but attractive. Shutters are used to off-set the plainness and these can be made by any home owner handy with the tools.*

*The plan of this home features living room, bed room, kitchen, bath and utility room, requirements for two people. Chimney is so arranged that heater may be used in living room and fuel stove in kitchen. Kitchen has space for breakfast table at end. Utility room has cement floor and is provided with laundry trays, broom closet, fuel room and storage space of fuel room. These should make a very convenient small home for the low salaried man.*

548 Square Feet

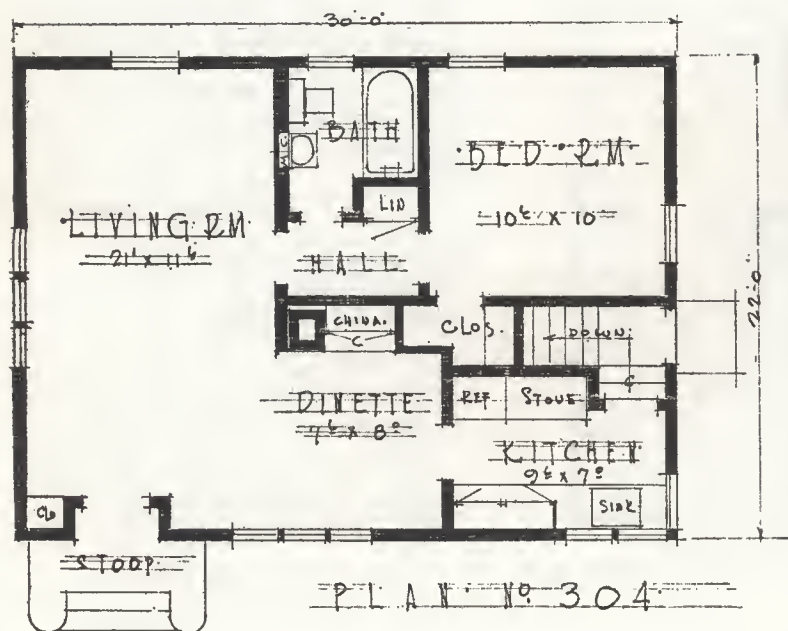
Meets F. H. A. Requirements



### MODERN STYLE COTTAGE

A modern touch has been given this little cottage through the proper use of siding and cedar shingle hip roof. The roof is ventilated with louvers at the peak. Corner windows in the kitchen give pleasant outlook as well as large windows from the dinette. This house has a basement and is built above grade with terracing to provide privacy and still look "set-in" to the surroundings.

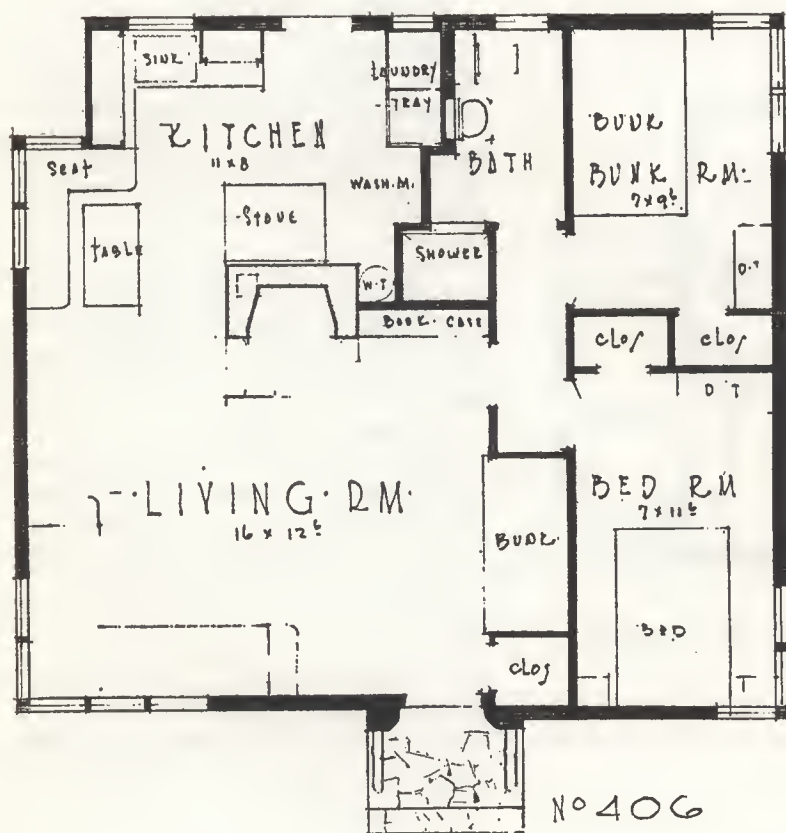
The floor plan is very convenient, having a large living room with a dinette alcoved and on the front. The kitchen is small and compact but accommodates all of the conveniences of today. Bedroom is on a corner for cross ventilation and easily accessible from the bath. Stairway to the basement combines a grade level entrance and convenient. Access to the basement from both first floor and outside. This house has many new features and would be enjoyed by many a small family.



660 Square Feet

Meets F. H. A. Requirements



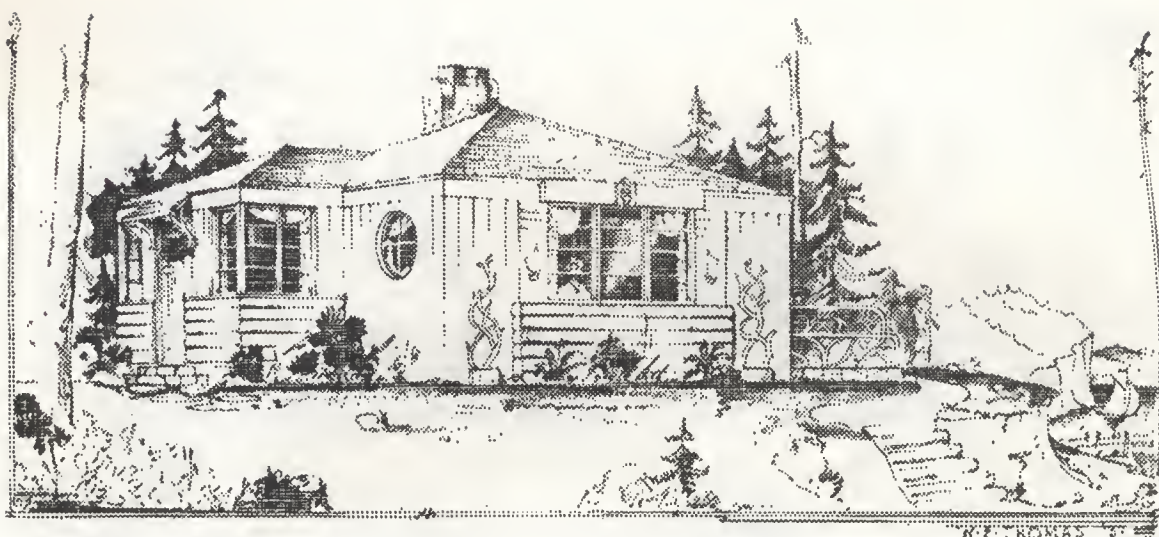


### MODERN LOW COST HOME

Exterior of this home is extremely modern using wood siding and shakes for the exterior treatment. Corner windows and hip roofs lend a character of its own.

This plan is especially designed to obtain the extreme lowest cost possible in arrangement as well as materials. By omission of the basement the house may set low, keeping down cost in concrete work. A utility space is provided at one side of the kitchen on way to the living room. The bed rooms are small and the beds are built-in in the form of bunks, and have drawers below. The purpose being to cut down cost of furniture requirements and still have convenient built-ins to take their place. This house is in Federal Housing requirements as far as plan and arrangement is concerned but will make an ideal accommodation for the small family for less than \$3000 to put into a home. All features of this home are of the modern type such as the fireplace, built-ins, lounging space and book cases and a home to be proud of.

690 Square Feet

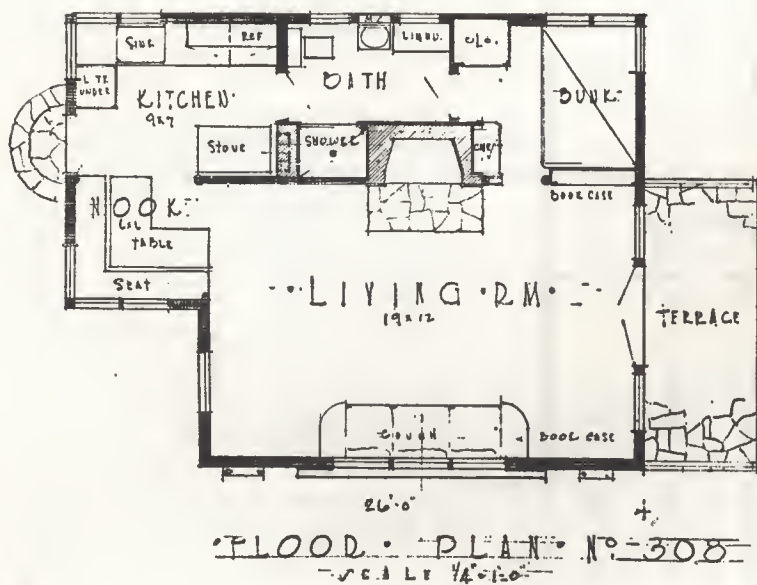


### SNAPPY AND ECONOMICAL HOME IN MODERN DESIGN

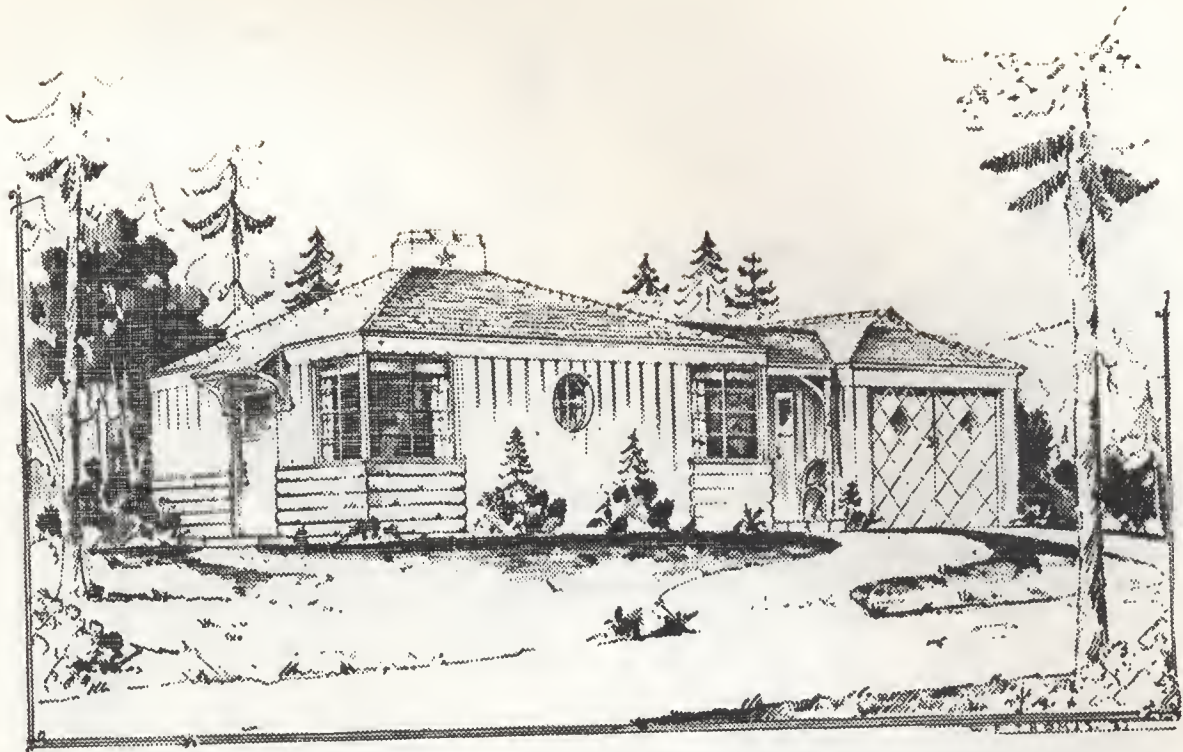
The exterior is planned for beauty and economy combined. The hip roof being less expensive than the gabled type will permit a little more money for architectural features as shown. This house can be built for less than \$1500.00 in some locations, complete with linoleum, built-ins, fireplace and decoration. It is a top notcher for low cost homes but will not meet Federal Housing requirements as to floor plan, however, construction is up to standard with the best. There is no basement so the laundry tray is located in the kitchen and the heating system is furnished by the kitchen range and a circulating heater fireplace.

This home features a nice large living room, with dining alcove and convenient kitchen off one end, instead of a bed room a bunk room is featured. This cuts down cost of furnishing as all accommodations are built-in which has drawers under bunk, roomy clothes press and combination shoe chest and seat. The bunk is built-in to save space. The bath in this case has a dressing table with linen closet below and shower instead of tub. The entire plan is built around economy of space without loss of convenience and yet has the luxury of the higher priced home.

624 Square Feet



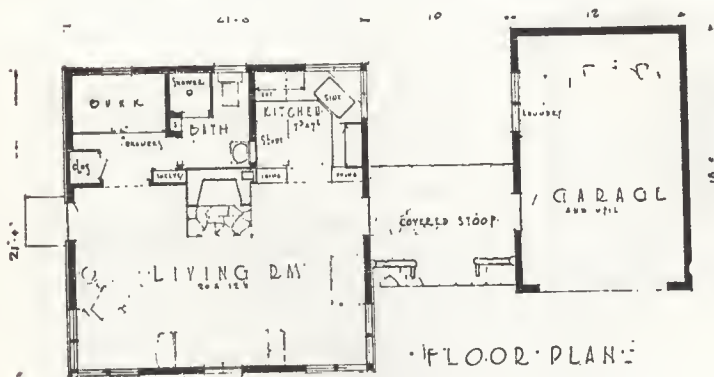




### MODERN AND COMPACT

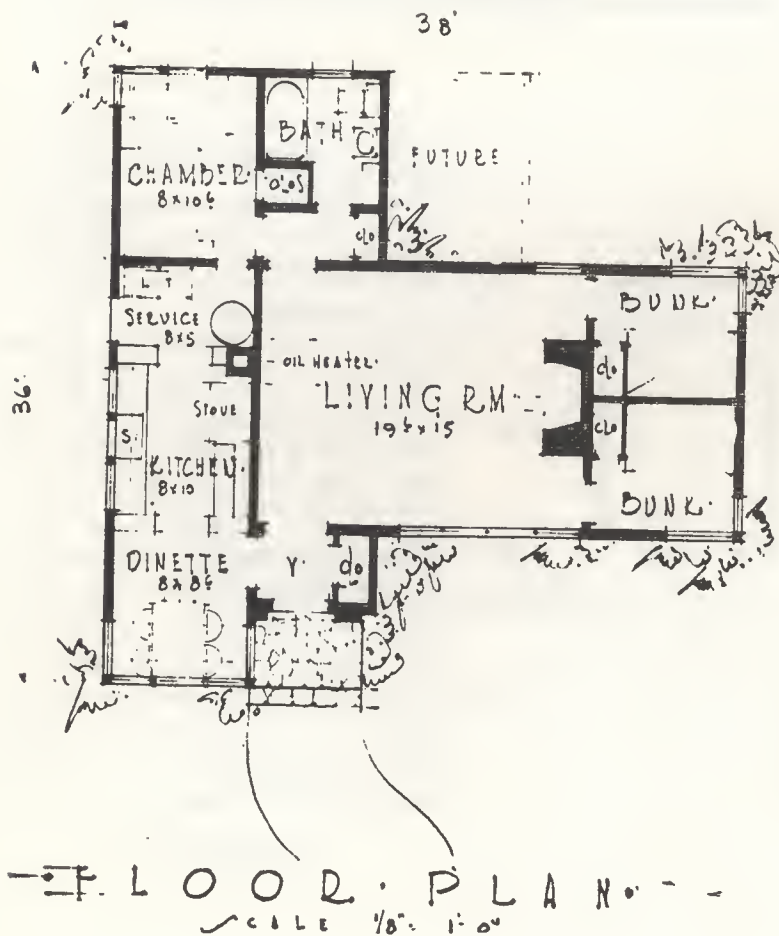
*This small home is designed for minimum floor area in rooms least used. Living room is featured large so that it may be used for dining accommodations as well as living quarters. Main heat is derived from circulating heater and fireplace with heat outlets in kitchen, bath and bunk room.*

*The exterior of this home is up to the latest style in architecture and economy. The garage is connected to the house by a covered stoop and the garage is also large enough to contain laundry trays and storage space. The kitchen is small but contains every necessity to accommodate a two or three-member family. China cupboard divides the kitchen from the living room. The bed room is in the form of a bunk room. Although this house is designed more or less as a summer home for lakes or mountains, it can be used as a suburban small family living quarters. It is different and yet complete. This house will not pass Federal Housing requirements for room areas, especially the bed room.*



PLAN No. 306

441 Square Feet

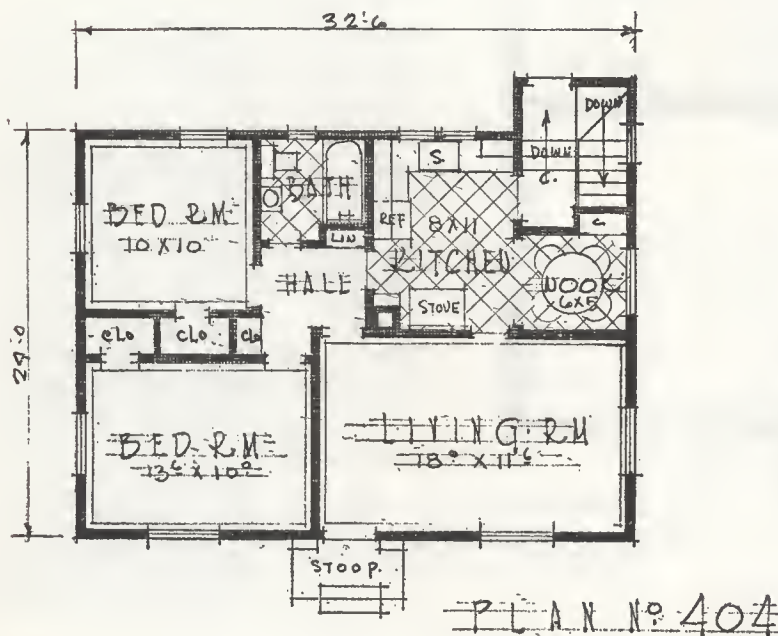


### SUPER SUMMER HOME

This neat little summer home is designed to utilize cedar or pine products specialty siding. When stained and varnished with painted paneling on vertical siding, a very snappy effect can be obtained. This home may be built in the city by enlarging the bedroom on the rear and omitting the bunk rooms and would make a neat small cottage for any proud family. This home has no basement but accommodates laundry tray, washing machine, utility space right off the kitchen. The kitchen being centralized between a service and a dinette. The front entry has the accommodations of a coat closet. The living room is featured with a big fireplace at one end and two bunk rooms behind to accommodate other members of the family or guests. These bunk rooms are provided with a built-in bed or bunk and a clothes press at the end, with no other furniture being required. Corner windows give good light and ventilation.

928 Square Feet





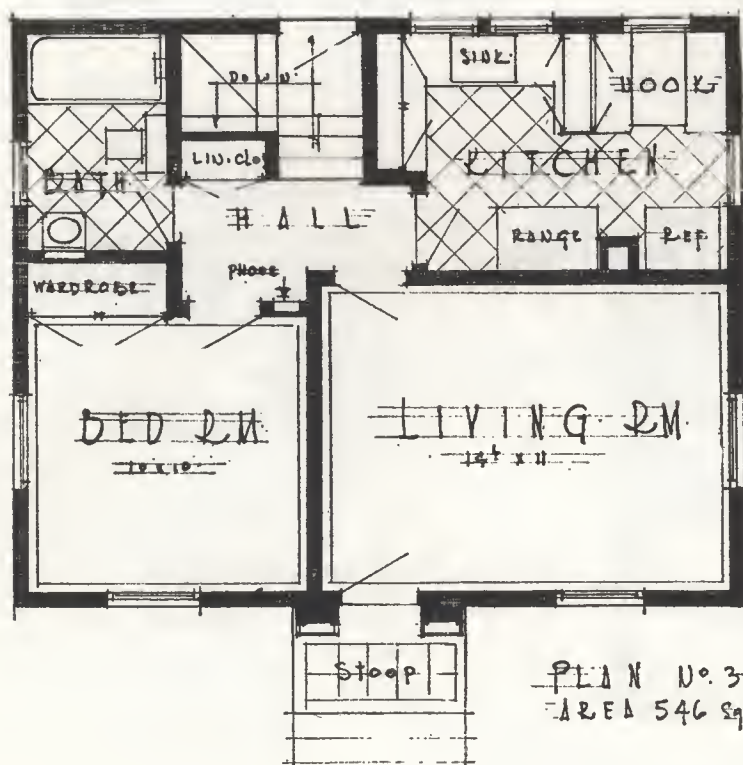
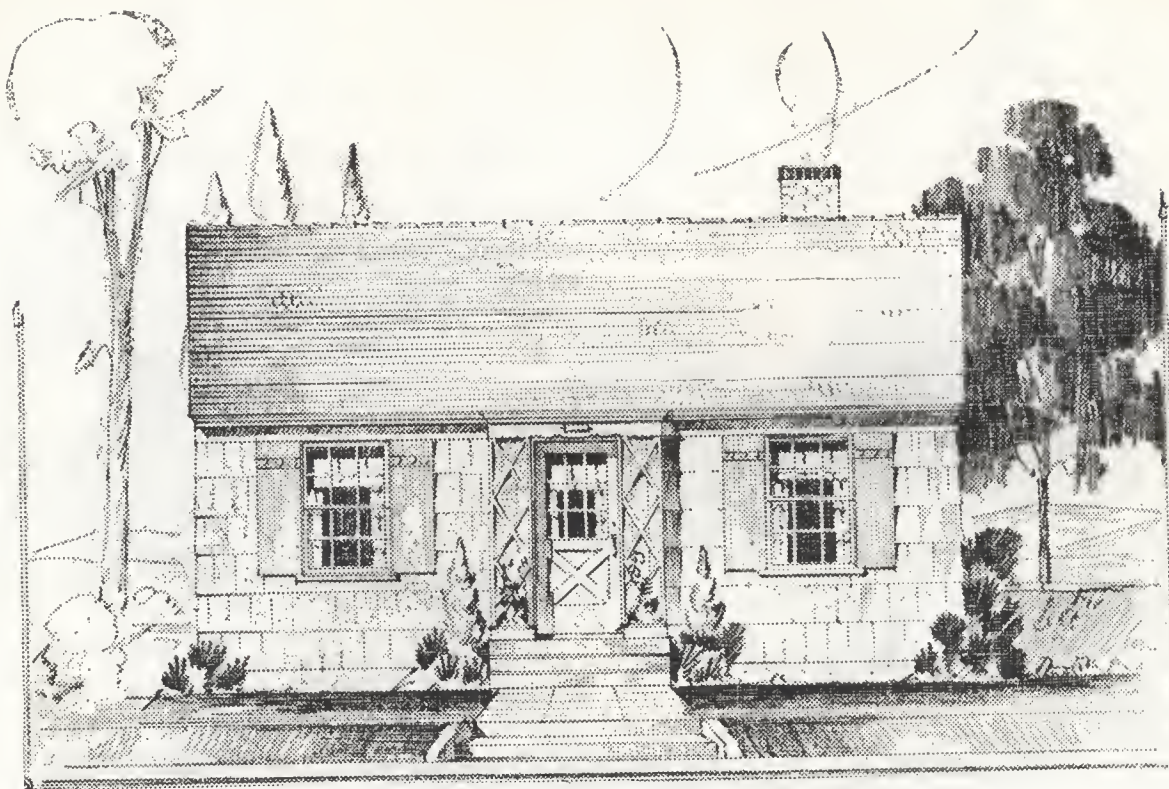
#### FOUR-ROOM COLONIAL

The exterior is very simply treated using siding for first story and stucco in the gables. This house is designed to have a little style without looking too boxy as usually encountered in this style home.

The plan features accessibility to all rooms and bath, off the circular hall. Instead of a dining room, a nook is featured directly off the kitchen, this is becoming more popular each year with the small family. Kitchen has lots of cupboard space and a grade level rear entrance is provided. This house is economical to build and contains rooms of substantial sizes for the average small American family.

800 Square Feet

Meets F. H. A. Requirements



### SMALL SHAKE COTTAGE

This cottage features a cedar shake exterior and cedar shingle roof. It is very adaptable to any climate and has a little different appearance than the average home of this size. It is simple to construct and snappy in appearance.

The floor plan features easy access to all rooms and bath from the rear entry. Note that the bath can be reached directly from outside by means of a hallway which is of particular interest to people living in the country. Chimney is so arranged in this house that a fuel range and circulating heater can be used. The kitchen is convenient and well lighted. This house may be enlarged upon in any direction desired by the owner without losing its beauty and convenient plan arrangement.

Meets F. H. A. Requirements



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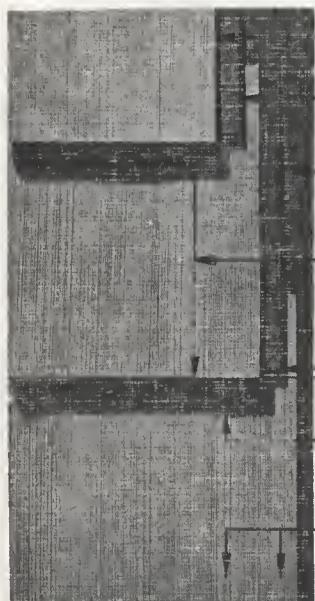
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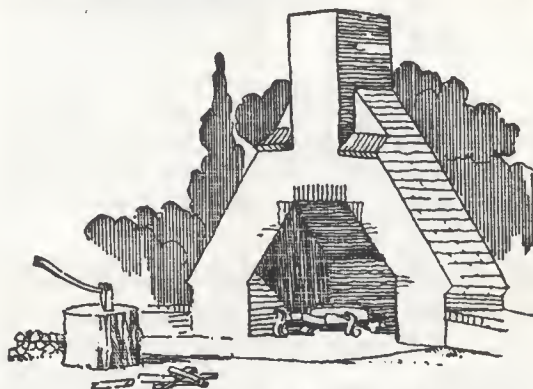
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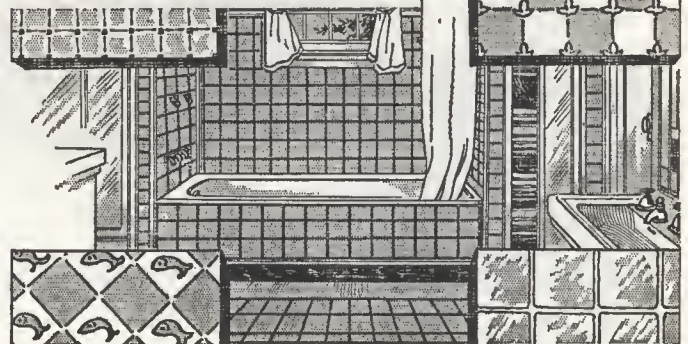
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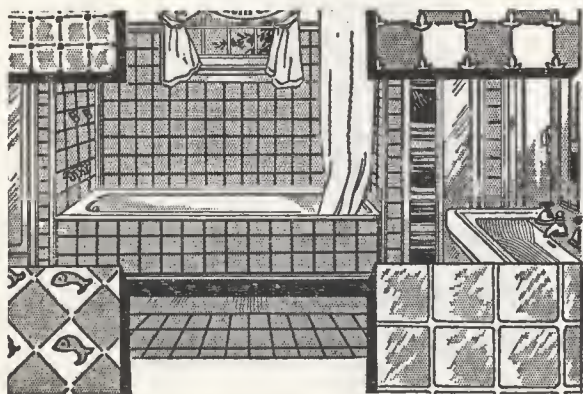
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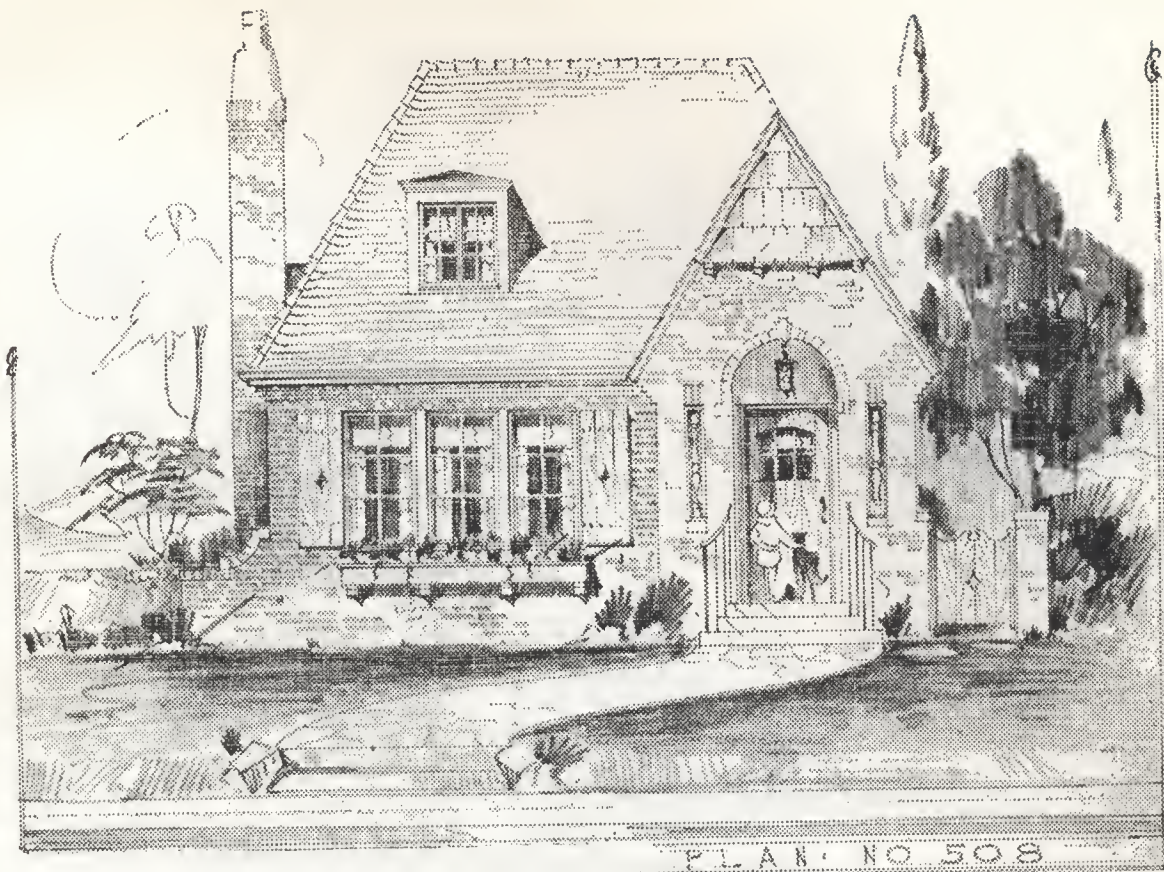
Advertising in this section has been carefully selected to help the prospective builder and home owner to use the latest and best materials available for the new home.

Information regarding any of these products will gladly be given by your lumber dealer or the advertisers themselves.

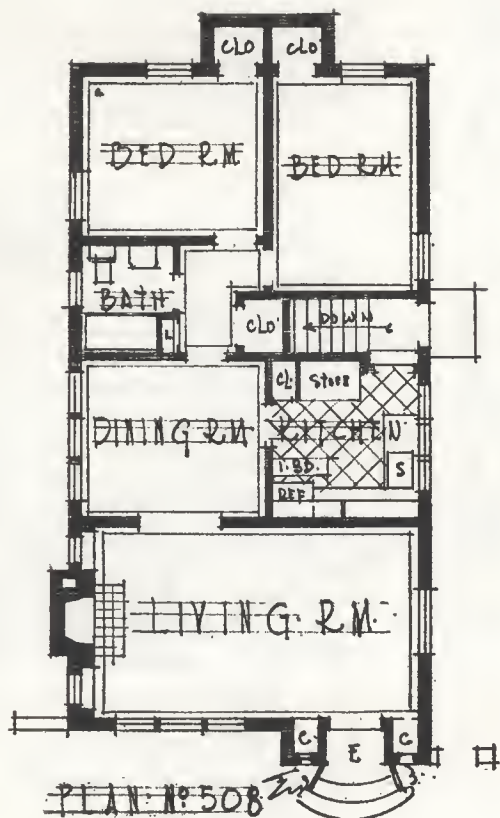
Your interest in these products and building materials will be appreciated by all.

**IDAHO SMALL HOMES PLANNING SERVICE**





PLAN NO 508



PLAN NO 508

### NORMAN-ENGLISH BRICK HOME

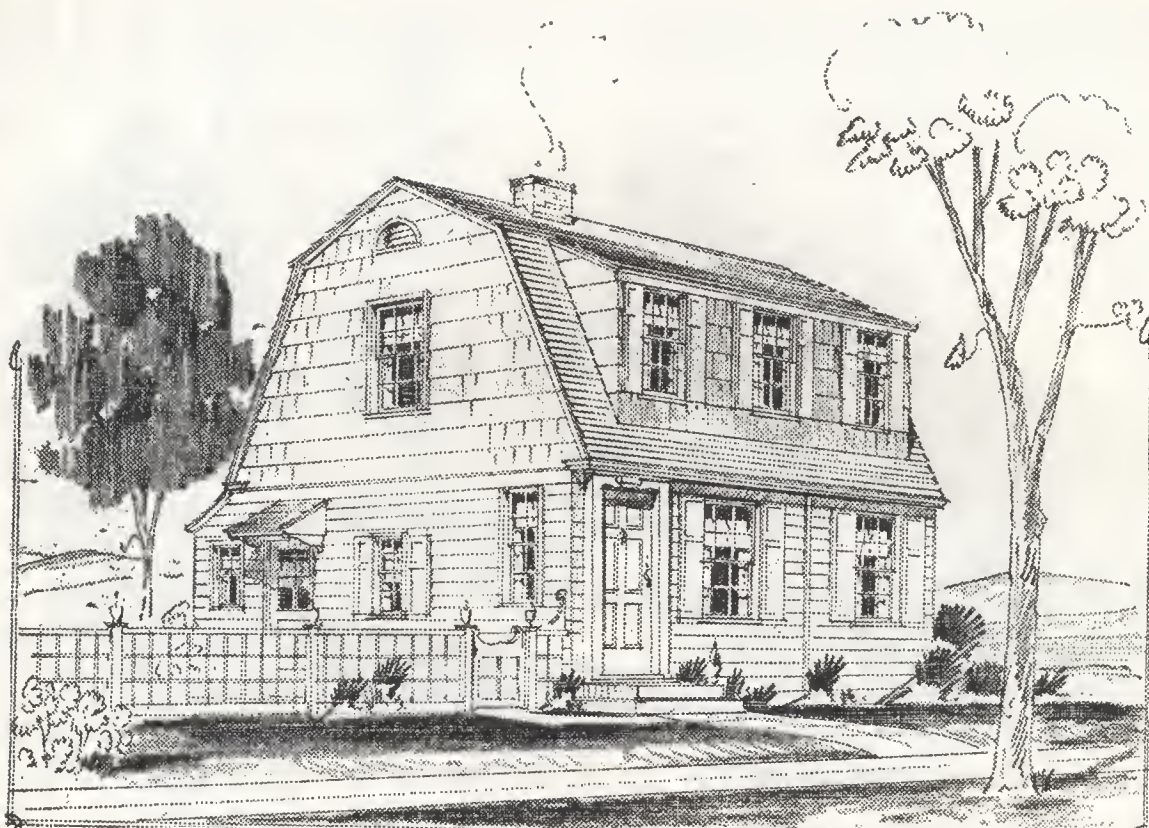
Designed for the narrow lot.

*This home is only 22 feet wide on the main part. The exterior is made interesting through the proper handling of roof slopes. The main roof running lengthwise of the house is stopped by a cross hip-type roof on the front end. This house has a very neat appearance when built and is different from the average narrow type house. The floor plan features the living room across the entire front with kitchen and dining room directly behind. The service entrance is at the side and combined with the entrance to the basement. Bedrooms and bath are on the rear. This home will fit any lot 30 feet or wider.*

1012 Square Feet

Meets F. H. A. Requirements

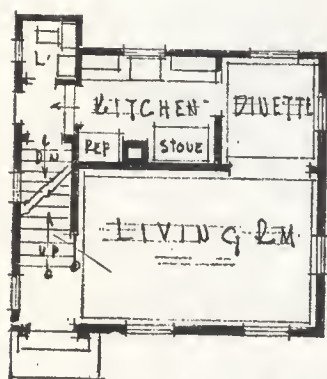




PLAN NO 507

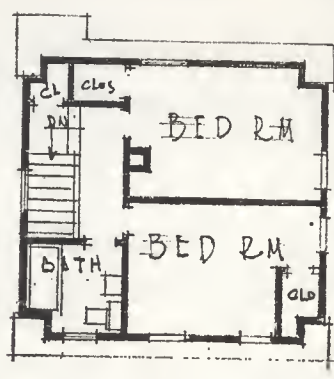
### SMALL TWO-STORY COLONIAL

This home was designed for a small lot being only 22x20 on the ground. Rooms are of convenient sizes and well arranged. The exterior is of a combination of siding and shakes using the gambrial roof. This affords more head room and space on the second story, and at the same time keeps the house from looking too boxy and too high. A lavatory is provided on the first floor off the rear entry, handy off the kitchen and first story quarters. Stairway to the upstairs leads over the one to the basement, thereby losing no space. Stairways and rooms are all well lighted and all rooms have cross ventilation, except the kitchen. This house will make a nice home where space is limited.



FIRST FLOOR

NO 507



SECOND FLOOR

450 Square Feet, 1st Floor

440 Square Feet, 2nd Floor

Meets F. H. A. Requirements

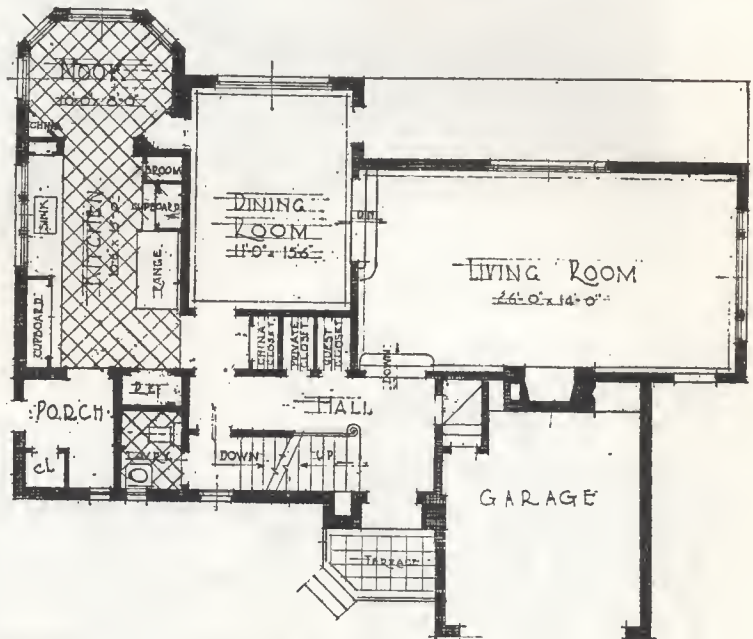




### FOR REAR VIEW PROPERTY

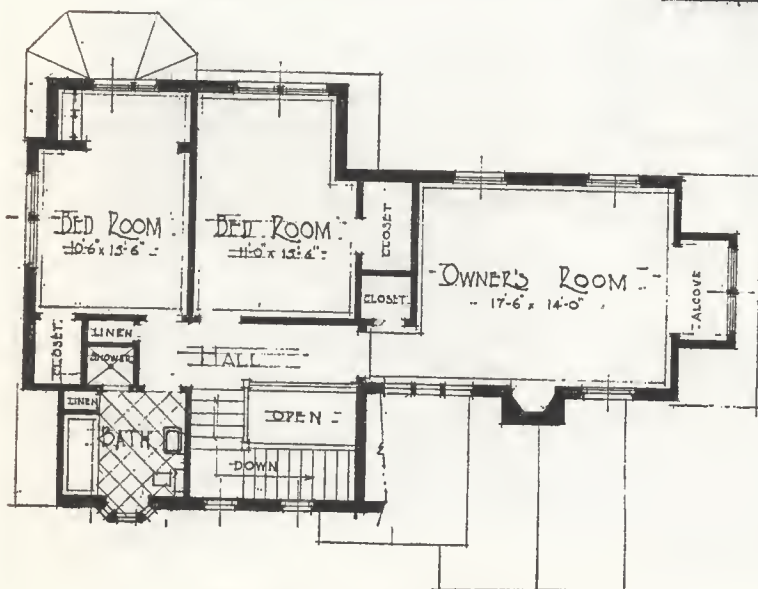
*This home is especially adapted to property having front on street, but having an important outlook to the rear. The exterior is along modern English lines featuring brick veneer. Roof lines are very steep which is very practical in this climate.*

*The plan features a grand stairhall open clear to the ceiling of the second story, with plenty of window light throughout. Directly from the entry to the rear is the living room, living room having a floor lower than the other first floor of the house. Ceilings being the same throughout the first story will give the living room a more pretentious appearance. Plenty accommodations for coat*



FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

Area, 1280 Square Feet



SECOND FLOOR PLAN 701  
SCALE 1/8" = 1'-0"

Area, 1000 Square Feet

*closets and access to the garage as well as access to the dining room, kitchen and basement is the main feature of this large hallway. The kitchen is well arranged for convenience in operation and has a handy service porch in connection. The dining room nook and living room all face the view to the rear.*

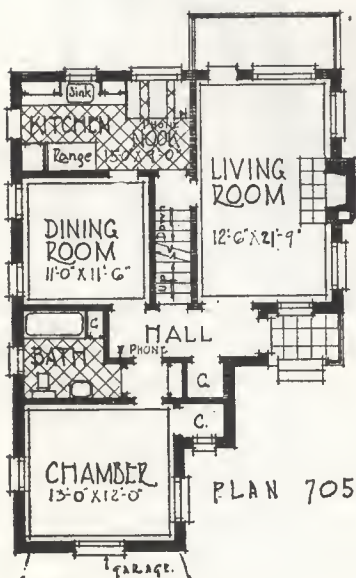
*The second floor accommodates three nice bedrooms, one which is exceptionally large for the owner, and a conveniently arranged bathroom handy to all bedrooms. There are no dark halls in this plan.*

*Meets F. H. A. Requirements*



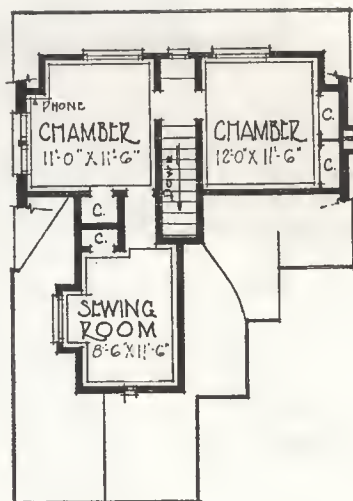


PLAN No. 705



FIRST FLOOR PLAN

Area, 850 Square Feet



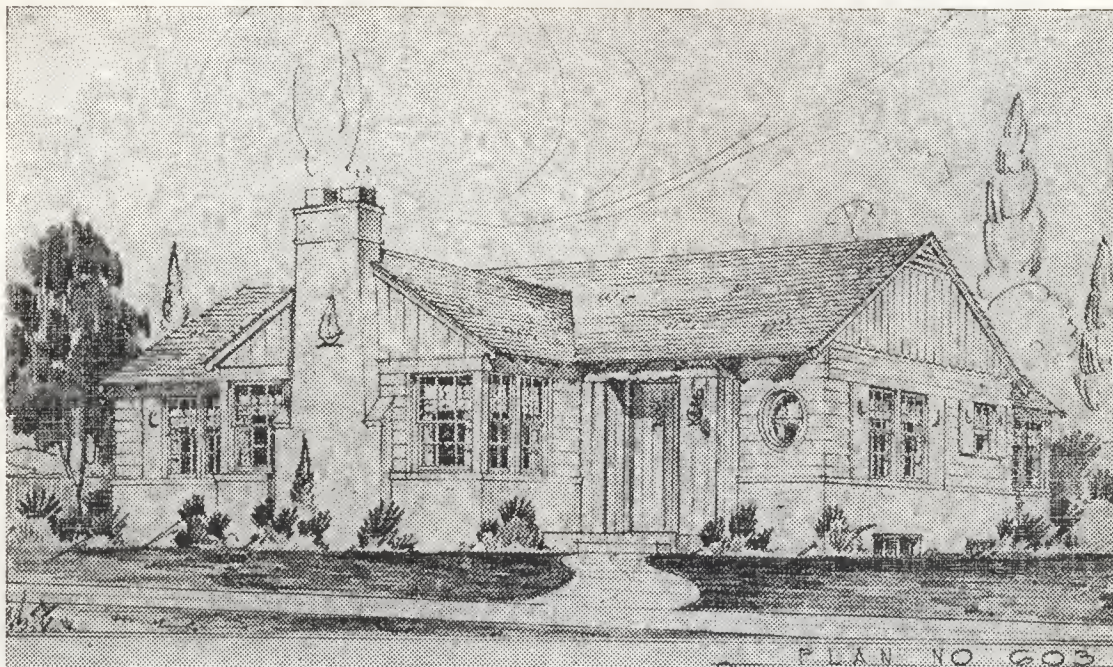
SECOND FLOOR PLAN

Area, 455 Square Feet

### REAR VIEW ENGLISH BRICK

*This house should be built on rolling country and by rear view we mean, this house is designed to fit the conditions of a site having its main pleasing outlook to the rear of the property. The living room, kitchen and nook which are the daylight living quarters and so arranged to take advantage of any particular view in this direction, and yet the living room may be easily entered from the front of the property. This plan is commodious and will be suitable for the large family. The garage is featured under the front of the house if the site is such to permit easy access. The exterior is featured with brick veneer on the main walls with waived edged siding in the gables.*

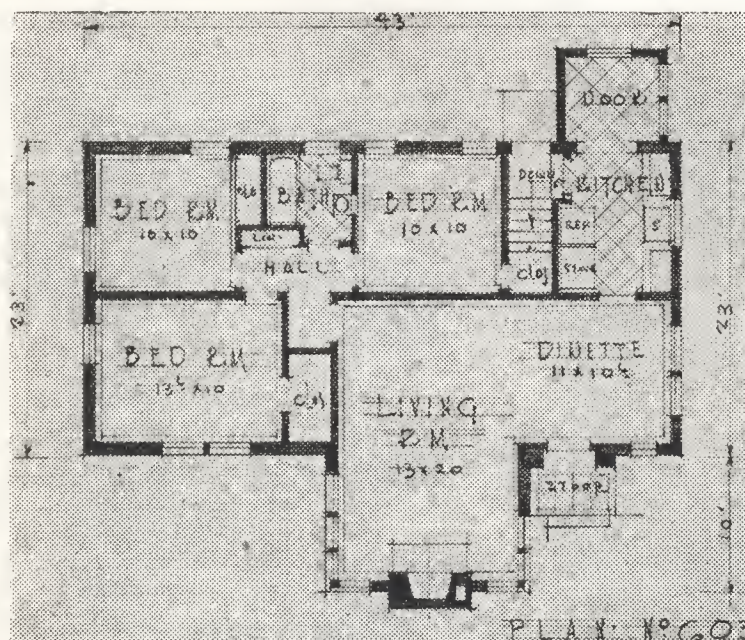




### SIX-ROOM MONTEREY

*This style is quite popular in coast cities and is very adaptable to interior climates with slight increase of roof pitches as shown above. Not less than third pitch is recommended for most inland towns. Exterior treatment is siding from the window sill up using varied pattern in the gables and brick or stucco from window sill down. The cornices are open rafters with hung gutters. The general design of this home features horizontal lines.*

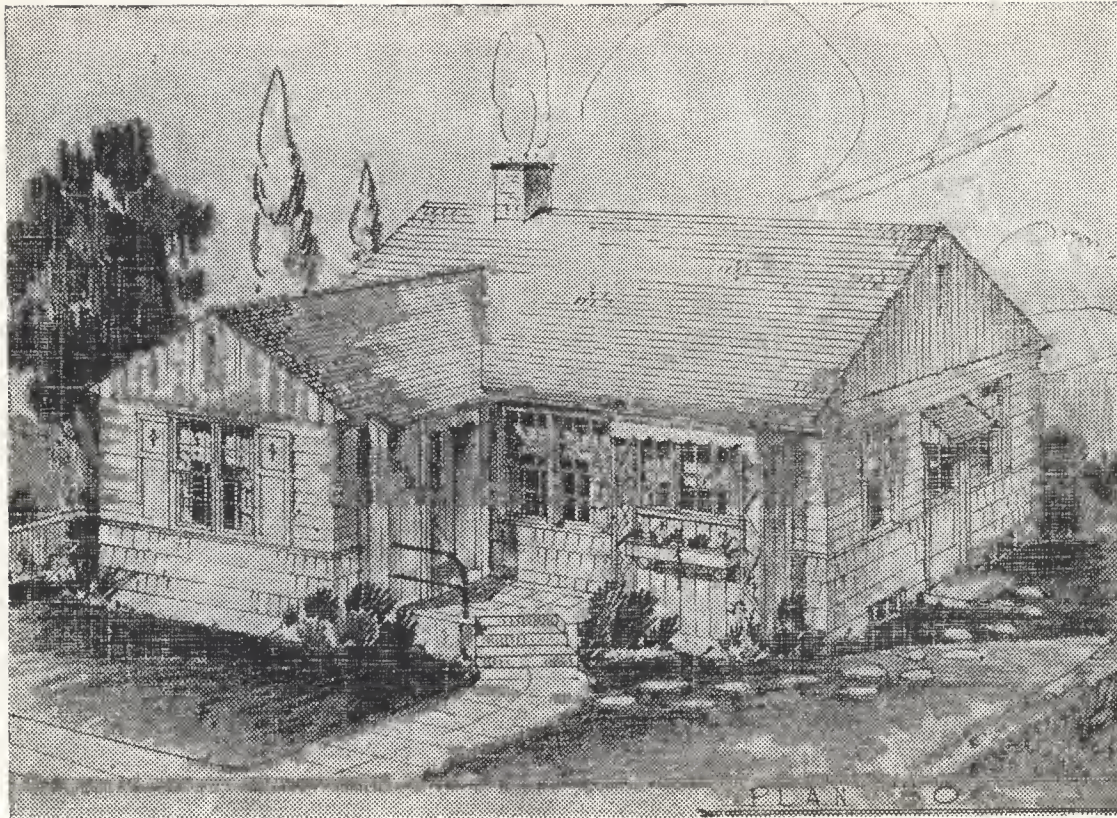
*Floor plan has been modernized combining dining room and living room in alcove form. This gives much more wall space for furniture. The three bed rooms are grouped about the bath room and conveniently approached from the living room making the sleeping quarters a separate department. The kitchen is compact but convenient and provided with a large breakfast nook to accommodate family for this size home. The stair is a combined rear entry at grade level and basement stairway. This home is provided with a basement accommodating a nice recreation room, laundry and storage room.*



1181 Square Feet

Meets F. H. A. Requirements





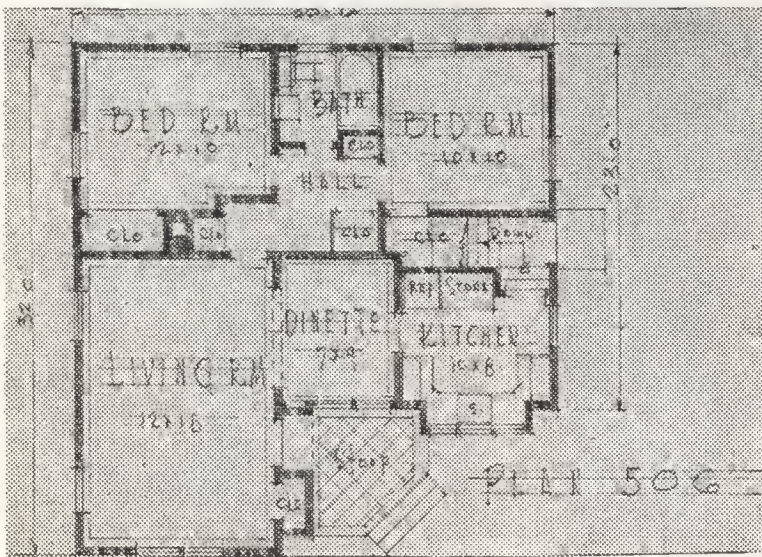
PERSPECTIVE

### COAST TYPE COTTAGE

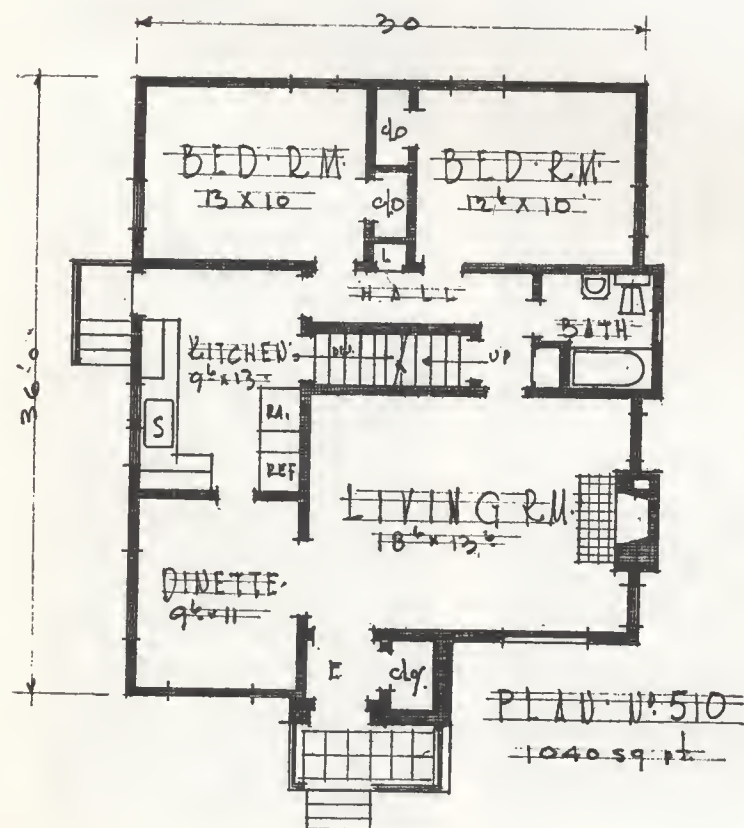
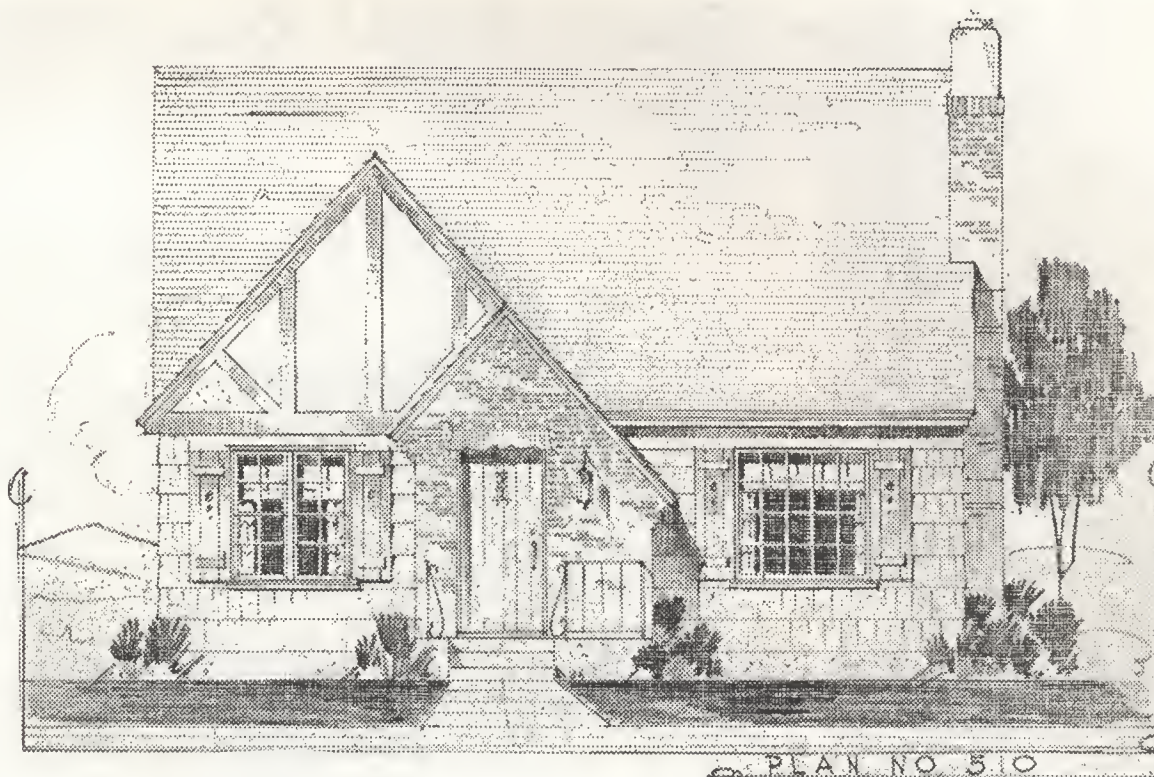
*Very adaptable to all climates provided roof pitches are kept above third pitch as indicated in the above picture. This house is a little dressier than most using a combination of shakes at the base to the window sill, siding up to the cornice line and vertical siding in the gables. The plan of this house has been very popular in the last few years. It brings the kitchen, dinette and living room to the front, leaving the bedrooms and the bath in a more private and quiet portion of the house which is at the rear. Plenty of closet space is featured and very pleasantly arranged kitchen. The entry is recessed for weather protection and has a guest closet adjacent on the inside. This home makes a good resale value in most communities.*

846 Square Feet

Meets F. H. A. Requirements







### ENGLISH TYPE

The exterior of this home is along the English type style, with recessed brick entrance. A little stucco and half timber is used in the gables to complete the style.

The floor plan is planned to give the most space for the small home. The living room is nice size and has a fireplace at one end. The front entry is provided with a coat closet and a vestibule. This is handy in stormy weather to keep the cold and feet marks out of the living room.

At one side is a small dinette separated with an arch from the living room. Behind the dinette is the kitchen. The rear portion of the house is devoted to two nice bedrooms and the bath. Both bedrooms have corner locations so desirable for good ventilation.

A main hall is used for access to all rooms. The rear portion and bedrooms are accessible from the kitchen without going through the living room. A stairway is provided to the attic and over the stairway to the basement.

# What the Home Owner Should Know About the Construction of the New Home

The purpose of these articles is to help the home builder in recognizing at a quick glance what should go into the home and how it should be done. It is hoped that these articles will help to overcome the disappointments due to poor construction, which is always at the owner's expense.

It is not hard to build right, but it is a little more expensive at the start than is the "slipshod" method. Although the initial cost is higher, the economy of good construction is certain, as the "big ghost," Maintenance is always ready to take your pocketbook when the results of poor construction begin to show.

Many homes of today may contain the finest plan, suitable in every way to the individual owner, and may appear to be the nicest in the block. But after a few years, if construction has not been carefully supervised, the repair bills will begin.

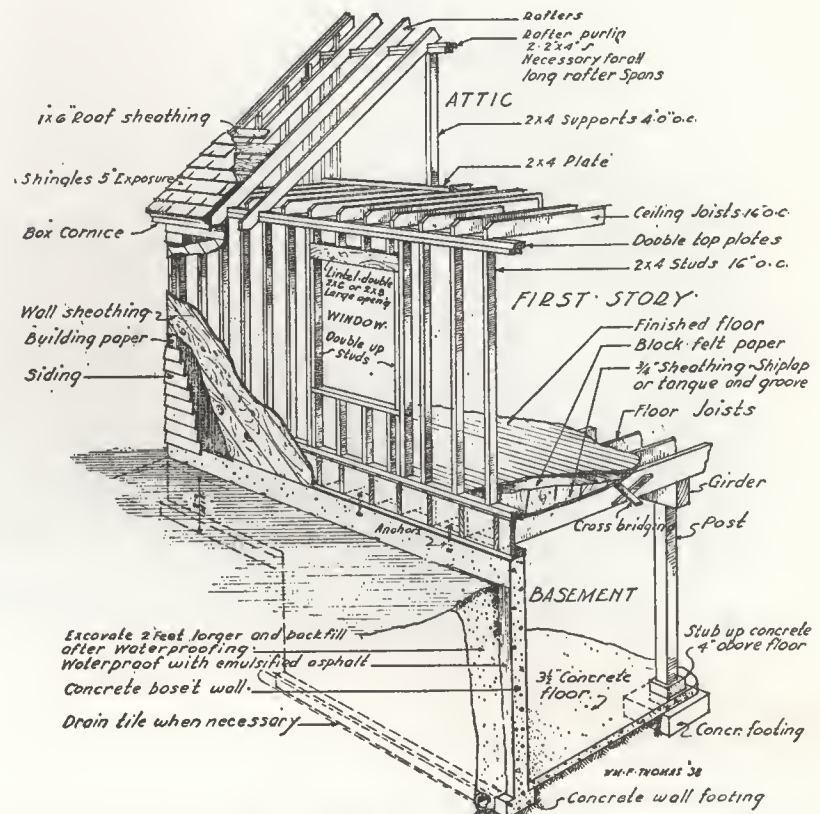
The main failings of houses today occur through poor foundations, due mostly to improperly mixed concrete, and although, on the other hand, the materials may be of the best quality, careless or incompetent workmanship will bring the same unsatisfactory results.

\* \* \*

The concrete work is the most difficult for the average person to judge and for the designers and building superintendents to watch. It is one point that is many times skimped; specially in the case of unreliable contractors. It has been the practice in this territory to use dirt walls of the excavation as a form to support one side of the basement wall while being poured. Although this type of construction saves a little cost at the start and is almost entirely used in this district, it is very unsatisfactory for the home owner who wants real value for his money.

## CONCRETE WALLS

In the first place, the biggest cause for disappointment is our present-day wet basements. If you desire a good, dry, well constructed basement and foundation to your house, it is best to plan on adding a little more to your total cost and have wood forms on each side of the basement wall. This accomplishes several things. It makes the basement wall of a uniform thickness from bottom to top which you cannot get under single form construction. Also, it will mean that the excavation must be



DETAIL OF ONE-STOREY HOUSE CONSTRUCTION

several feet wider than the actual house size, and this will give the opportunity to patch any bad places in the wall and to give the exterior surface a coat of waterproofing (usually emulsified asphalt) which is easy to apply. This will in turn keep the moisture out of the wall and stop sweating through.

## FOOTINGS

Footings should always be carried down to solid ground and not be permitted to rest on a fill. The footing is that part of the wall which is spread out on the bottom to support the weight of the building, and spread over the proper amount of ground. Shallow footings should not be less than a maximum depth of frost penetration which in this country is assumed at two feet below ground level. If this is not done, frost will "heave" the entire wall by swelling under the footing and cause unnecessary cracking and settlement of the building over a period

of years. This is many times overlooked. Sizes of walls and footings are controlled by building ordinances and loan requirements and are usually shown clearly on working drawings.

The mix of concrete is very important. By mix we mean the proportion of cement, sand and gravel, relative to each other. For ordinary concrete foundations a mix of one portion cement to eight equal portions of proper sand and gravel is used. This mix is also important as to water content when mixing. If the mix is too wet, the cement will run away to lower portions, causing "voids" which will only cause rocky looking concrete, full of holes and are usually identified by streaks in the wall. The objection to this is the opportunity for leaks as they are merely porous places in the wall. If the mix is too dry or does not have enough water, the same thing will occur but will have a streaked wall because the cement has not



been washed down. If you want a good concrete job and cannot have supervision, it is usually best to have a dependable concrete man to do the work and one who's responsibly in business. It is well to remember that the concrete work is the foundation of your entire structure and cannot easily be repaired.

## FRAMING THE HOUSE

Framing the house refers to that part of the house which is structural and supporting, such as your wall material which includes 2x4's or 2x6's for studding (the up-rights); plates (horizontal members over and under studding), joists, which support the floors, ceiling and rafters, which support the roof. Sheathing is a common term of the first floor covering made on the frame, on the outside face of the studding and on top of the rafters as a nailing base for the shingles. All this material is usually of common material, called "dimension." This material is graded, according to the type of knots and other defects, the number one grade being the best necessary for floor joists, ceiling joists and rafters. This does not mean that there are no knots in this material but does mean that the knots should not occur in places to weaken their supporting value and knots of maximum sizes.

\* \* \*

Number one grade material is important for all horizontal supporting members as described above as they will stand much pressure in the middle when supported at each end. The studding which stands upright has a different form of responsibility. Its strength depends on compression mainly, but is valued in other ways. In this case, a number two grade is advised, thereby saving a little in unnecessary cost due to grade. The sheathing has no great value for strength but is important as a base for flooring, siding, shingles, stucco, shakes or many other finishing surfaces and must be of a fairly sound surface material. Number four common grade is the poorest grade permissible for first-class construction, and number three is preferable. The sheathing may be tongue and grooved or ship lapp. Plain boards which have plain edges are not advised for floor sheathing but are used a great deal on the side walls. Roof sheathing is usually spaced apart and is 1x6 in size, and in some locations 1x4 is used.

The next important item in framing is the method of construction or application of these materials. Floor joists should be doubled around all openings through floor, and well spiked under partitions that run in the same direction as the floor joists. These

joists should be put in pairs, spaced about five inches apart and centered directly under the partition above. This space is important to allow for any ducts and entrances of wires into the partition without cutting or weakening the floor joists. Beware of the job that has a floor joist all notched and cut to pieces, as the floor joist is only as strong as its weakest point, the rest being of no value in strength.

Floor joists should be "cross bridged or braced" on all spans over eight feet. This stiffens the floor. It is a good practice to make the floor joists two inches deeper than normally required. This will steady your floor and lessen vibration. It will eliminate much of the cracking of walls and binding of doors. The cost is usually about \$10 to \$14 extra, according to area of floor.

The ends of all joists on the outside wall should be spiked to a two-inch board of same dimensions as floor joists, called "boxing." This keeps the joists from turning over. Joists should rest on a "sill" using a 2x6, routed and bolted to the concrete approximately every four feet. The sill should be treated or creosoted before placing.

The studding or upright members should be spaced 16 inches, center to center, especially where openings occur. According to best practices, the uprights on each side of the openings of windows or doors should be doubled and carried from floor to top line of studs and not be cut off at the top of opening. This forms a rigid side to all openings. There are several methods of cutting corners, but the best method is to place three studs so that proper nailing of laths may be facilitated. At places where one partition meets another it is deemed advisable to use three studs. However, in most cases a 2x6 nailed to a 2x4 extending from bottom plate to top plate will suffice.

\* \* \*

Plates are referred to as 2x4's running horizontally, one at the bottom of the studding and two at the top. It is necessary to have two at the top because of irregular spacing of rafters or roofing supports that set on it. Wherever inner sections of partitions occur, one plate should run through, across, below or above the one running in the opposite direction. This ties the partitions together.

Rafters that support the roof, if too long, should be braced back from the middle to a point above partition lines. Rafters should be carefully cut for full bearing at all contact points. Many roofs sag because of the improper bracing and tying. Weakening this con-

struction does not show up immediately but will over a period of four years or more.

It is well to keep in mind that good craftsmanship and good nailing is more than essential for satisfactory framing. The sheathing for exterior walls will be much stronger if put on diagonally, starting from the center of long walls and going each way. This has a tendency to brace the building. Horizontal sheathing is greatly used by some loan agencies that require corner bracing. In this case, corner braces consist of usually 1x4 or 1x6's adapted to the studding on sheathing side and at an angle of 45 degrees.

Where space is limited, two braces are used, one from the bottom up as far as it will go; the other in the opposite direction at the top.

It is up to the home owner to demand good construction and to be willing to pay the price for same before he can be assured of the fullest value for his dollars spent.

"If it is worth building at all, it is worth building well!"

## CHAPTER 2

Our next step is to inclose the building, which includes the finish material on the outside walls, window and door frames to be set, and the roof covering.

## ROOF

The roof is an important part of the house, both in design and practicability. The main purpose of a roof is to shed moisture and provide protection from the elements. The roof gets the hardest use, through the actions of variable weather conditions, more than any other part of the house, because, as a rule, the pitches are in some way, in direct line of extreme weather changes. This means that the material used should be such that will withstand the heat in summer with a minimum of deterioration, and be water tight and protection against ice in winter. Cedar shingles of the best grade have been found to date the most satisfactory in the low cost range. However, harder materials such as ridged asbestos shingles, tile, slate or metal will make a superior roof, but depend on design and the pocketbook if they are used. Each roofing material applied, should be put on strictly in accordance with the manufacturer's requirements as they have made a study in favor of their product and for best results.

When cedar shingles are used, exposure to the weather for 16 in. shingles, should not be more than five inches to the weather on roof slopes of 1/3 or 7/12 pitch or more. By pitch is meant the angle slope of the roof. Flatter pitches



than 1/3 pitch is sometimes used but not recommended in this location, mainly due to freezing and backing up under shingles and retarded drainage of moisture, causing rotting. Painting a roof will be covered in another article.

For proper construction, there should be solid sheathing at the eaves or cornice 18 inches wide or more, depending on cornice projection and a strip of saturated felt paper on top before starting shingling. This will stop, in many cases, the backing up of water due to thawing out of ice and freezing at the cornice. This is one way to safeguard part of your roof leaks.

## EXTERIOR WALL COVERING

Homes of today have several types of exterior finishes, especially adapted to frame construction. The style may require siding (which some people call weather boarding), or stucco which is a form of exterior plaster, or shakes which are a large type of cedar shingles, representing the old hand split shingles, or brick veneer. Siding, the most commonly used is manufactured from pine or cedar and is made in sizes having 3 to 10 inch exposure to the weather. If pine siding is used, same should be "primed" on the back before applying to the wall. All siding should be well nailed and lapped. A satisfactory moisture proof paper should be used under the siding in all cases. This paper acts not only as a wind stop through the joints or laps, but prevents moisture from penetrating the sheathing.

There are several methods for treating the corners of a building when siding is used. The most common and practical are metal corners. However, a neat and simplified construction may be had by using a quarter round on the corner, cutting the siding square into it. In all cases, when nailing siding, nails should be set and puttied. Siding may be had in different grades, but better the grade, the less trouble in splitting and warpage.

## CORNICE

The cornice is the trim of the house. A great deal depends on the cornice as to the style and type of house the owner will get. Many times a home is designed to suit a particular style and yet, a cornice of improper shape or detail will spoil it, usually because of misinformed economy or lack of knowledge of proper workmanship of the particular type of cornice required. This will ruin the original style of the home designed. The cornice is like a picture frame and must be properly shaped and show good craftsmanship. Box typed cornices are favored today

over other types. There should be a projection on frame type houses having no gutters or "rain troughs" of at least 6 inches on the eaves or "drip edge" of the roof. Gables or ends of the roofs do not need a projection necessarily other than the moulding and ¼ of an inch on the shingles. This depends on the type required. Any doubtful points as to water tightness should be flashed or backed with metal, properly installed to shed the water to the outside.

## GUTTERS AND VALLEYS

Valleys in a roof should be of metal, suitable to the local climate. In Idaho and adjacent territory, heavy painted tin has proven satisfactory. In locations where salt air exists, valleys must be of galvanized iron or copper. With cedar shingle roofs, the width of the valleys should not be less than 2½ inches at any point and shingles should be cut even along this line. Metal gutters are used mostly in this vicinity but must be hung in such a manner that they can be replaced and repaired. Down spouts that carry off the water from the roof to the ground should be of a square corrugated pattern so they will not burst when frozen. At the bottom there should be a cement slab, called a splash pan, or some similar material to keep from washing the dirt away, and should always have plenty of slope of the ground at this point to at least three feet from the building. Gutters and down spouts are constructed of galvanized iron 26 gauge.

## FIREPLACES AND CHIMNEYS

Fireplaces are a comfort for those families who enjoy home life, and afford many a pleasant hour. This of course, is when properly constructed. On the other hand, they can be most disagreeable when improperly constructed. Fireplaces should be built with damper control so they may be closed when not in use and prevent loss of heat from the room. They should be scientifically placed both to prevent cross drafts from the front entrance and for beauty and practicability in location. If you are spending money in a fireplace, why not spend it right, not necessarily waste in "over design," but spent in proper design. Many fireplaces are equipped with a lining having an air space, permitting an action similar to a furnace referred to as "recirculation." These are satisfactory in producing warmth far greater than the ordinary fireplace opening.

The flue to the fireplace is very important. Many fireplaces smoke because the flue is not of the proper size and chokes the fire. Tables

are available in most any up to date designing office and from mechanical fireplace manufacturer's and dealers. The flue is proportioned relative to the size of the fireplace opening and this is not guess work but actual important calculations. The outside chimney, both for fireplace and furnace, should always be carried to a point where no down draft will strike them from over pitch of the roof. The usual requirements are to carry them two feet above the ridge line when closer than 12 feet from any ridge. Chimney caps to not necessarily have to have a drip if proper make of stokers or burners are used. streaked chimneys are from poor burning units. Furnace chimneys and kitchen range chimneys should be not less than 8x12 inside to prevent clogging throughout the season. Methods of lining are variable. Some cities and codes require terra cotta lining. A chimney should have at least a plaster lining and never the raw brick left when four inch thickness is used on the walls of the chimney. All masonry must be kept two inches clear of the framework in case brick work should become too hot due to flue fire. Portions of the chimney passing through the floor construction or close to wood construction, should be placed on the outside of the chimney to prevent any fire breaking through joints.

All brick should be well bedded in the mortar and all joints closed. A six inch brick wall in the chimney is satisfactory without lining in most locations because the joints of the inner two inches of brick should not close off joists of the four inch outer layer, thus making a tight wall. Offsets in chimneys should be avoided wherever possible but can be used if not too great. All chimneys should be provided with a cast iron "clean out" at the bottom to remove all loose soot.

## DOORS AND WINDOW TRIM

All exterior frames and exterior door frames should be properly flashed with metal and paper, and set before any siding is done. Before setting window frames, each frame should be primed on the back with lead and oil as this part cannot be reached after installation.

## CHAPTER 3

### INTERIOR EQUIPMENT— PLUMBING

The owner should make sure that the proper installation and the lowest plumbing will have the right height in relationship to the sewer or septic tank to be used. This should be determined before any construction has been started as sometimes it controls the depth of the basement. The owner should



request this in his specifications when signing the contract. The first installation of plumbing is important. A dependable plumber with the proper amount of money for the job is absolutely necessary for best results. Many short cuts are made at the disappointment of the owner when contractors are permitted to deviate from this policy. Sizes of drainage pipes and type of fittings should not be skimped. Once plumbing is installed, it will be hard to repair, especially that which occurs in the walls. "Clean outs" in convenient places to maintain a clear line and especially from below the sink, are important. Plumbing fixtures can always be exchanged for new designs or better fixtures, but the piping is there to stay. Plumbing should be inspected after all "roughing in" has been completed and rough in work "water tested." Proper backing and support for fixtures such as wash basin and tub should be thoroughly checked and made strong. The tub should be supported, not from the bottom entirely, but with a 2x6 which is nailed to the wall and under the flange of the top.

Provide at least two hose bibs or faucets with proper shut-offs and drains. The toilet tank and the wash basin should have control valves to adjust the force of water at the faucets. These are many times omitted on a cheap job.

A small access door at the back of the tub where the hot and cold water and drain are located, will permit the grease trap accessible from under the tub and out of sight instead of on the floor. For better class work, vent pipes from fixtures below, are swung back in the attic and brought through the roof at hidden points. This adds a little to cost but prevents outside pipes from showing where not wanted. Attention must be called to the plumbing in this case or pipes will be run straight through the roof above fixture.

## HEATING

Proper heating in the home is essential today. We used to be satisfied with open and drafty fireplaces and to close off part of the house and set around a base burner heater. Today the heating plant is a compact unit, usually located in a basement or utility room for that purpose. It may use one of several types of fuel, oil, coal or wood. It is up to the owner to select the type of plant suitable to the amount of money to be spent. Naturally, wood burning plants are the cheapest in first costs. Coal will permit the use of automatic firing such as stokers. Oil should be completely automatic, to be satisfactory and safe. By automatic, we mean that the fuel is fed by machinery to the fire, through mechanical means,

controlled by thermostat located in the main part of the house. Although oil in some cases is a little more expensive than coal, stokered, it has its advantages insofar as no attention to furnace is required. Outside of an occasional adjustment and oiling, no attention is needed. With a coal stoker, in most localities, the clinker is the biggest problem and must be removed on the average of once a day. Ashes in Idaho and adjacent territory are very few and need only a little attention. With a coal stoker, the "hopper" will need attention for filling on an average of once a day, depending on weather conditions. To obtain best efficiency from a coal stoker, enough money should be invested to have the type that will keep a small fire at all times, or in other words, one which will not go out and have to be refilled, because of lack of attention.

Heating ducts are of two different types of installation. The furnaces without a fan must depend upon gravity and the pipe will have to slope upward towards the outlet from the furnace. This takes up head room out of the basement. The registers in this case are placed on the side wall at the floor and are of large sizes. Do not permit two registers from one lead. This usually results in improper heat distribution and is only done on cheap work. The other type of furnace with a fan or a fan attachment. This is sometimes known as a semi air-reconditioning unit which carry all the properties of air reconditioning except refrigeration or automatic cooling. This type of installation is commonly used in the newer houses of today and many times is a combined unit of the furnace. The ducts in this case are smaller in size and can be run level with the ceiling because they are not dependent on the natural upward flow of hot air but have forced air. Hot air registers in this case will usually set above the base and in many cases up near the ceiling. This method of heating is quite different from the gravity system, and permits a wider range in register locations and is far more satisfactory. This type of heating when used automatically with stoker or oil burner is the most commonly found today as full efficiency of all heat units of the fuel is carried to points of comfort. The designing and engineering of heating plants is as important for your comfort as any other part of your home and a dependable manufacturer as well as contractor should be employed or called upon to serve you with a guarantee that his installation will perform its duty and heat your home inside at 72 degrees at 10 below zero outside. This is a common guarantee among heating engineering firms.

## WIRING

Poor wiring can easily "burn down all the work that has been done." This fact is never realized until too late. There are many things in the home that cannot be replaced, so why invite fire hazard? Things to watch are that all connections are properly soldered and taped; that the wire is sufficiently heavy to carry the electrical load intended; and that all wiring is properly fused in a metal box in-doors and protected with a safety switch. Plenty of circuit room should be allowed in the box for future wiring extensions. Always have a licensed electrician or someone who understands his work do your wiring and have it done in accordance with local building codes or fire underwriters, strictly. This will protect you in your insurance as well as safety.

When power is obtained from public utilities, the cost of power is relatively cheap so provide plenty of convenient outlets and lights. All ceiling outlets or "un-reachable" outlets should be operated from a switch from one, two or three points accessible on entering a room.

Choose lighting fixtures that will accommodate proper sized globes and that will light the room for the purpose intended. A light outlet over the kitchen sink, and one over the bathroom basin and mirror are especially important.

Provision should be made at the start for range fuse and connection and electric water heater as in most cases they will eventually be installed. It is quite desirable to provide an outlet for one flood light in both front and rear of the house, switched from some convenient point inside the home. This is handy to prevent thievery and for party convenience in summer, but is very seldom thought of. Insist that wires be brought into the house at a point away from the front. In the majority of cases where power lines are in the front, the house is decorated with power and telephone wires. Insist that wires be brought to the back and in as neat a manner as possible.

## CHAPTER 4

**INSULATION:** The proper time for insulation starts at this stage of the building. In some cases, it may be used as a substitute for the wall sheathing previously referred to in Article 1. This is usually done in colder locations where more insulation is required. The greatest heat loss is at the ceiling. On the side walls, the heat loss will gradually diminish towards the bottom. The most common type of insulation used today is the rigid type, such as insulation lath. This comes in sheets 18x48 and is set with vertical



joints staggered. This acts as a plaster base and as a substitute far superior to wood lath. This is usually used inside of exterior walls and ceilings only. Interior partitions for low cost construction are wood lath. However, a plaster board lath will make a better plaster job as well as a stronger building. Ceiling insulation should be not less than one inch thick for real saving although one-half inch is greatly used. The cost of application is the same in either case and very little difference in actual costs of materials. Further insulation may be had at the ceiling by using wool type. This should have a fireproof rating. Remember this is your greatest point of heat loss in winter, the main point for keeping the heat from coming through in summer.

There are several types of insulation on the market such as the rigid type, a blanket type, a wool type and one that is in powder form. Any of these insulations should be put on according to the manufacturer's directions, usually supplied with the material. To complete an insulation job, provisions should be made for some type of weather stripping for windows and doors to stop air leakage around sash and doors. Also, all pipes exposed to outside walls should be wrapped and insulated, in addition to a piece of insulation board against the back of the sheathing. A great deal of saving will be had in your hot water heating bill if all hot water pipes are insulated with asbestos.

Attics of all homes should be well ventilated with some means of letting air out at highest points of roof and eave vents. Very few homes have the latter provision and it means a lot, especially in summer.

#### LATHING AND PLASTERING:

All corners of a room and all places where two different materials meet, should have a strip of expanded metal lath reinforcing, lapping not less than three inches on flat surfaces and three inches from the corner each way on corners. All corners such as arches and returns into windows, when not trimmed with wood, should have a metal corner bead unless the style permits extreme rounding of corners.

The application of plaster is quite important. It should be properly protected from both freezing and hot, dry winds. Plaster ground or strips of wood around all openings and at base and at ceiling lines, three-fourths of an inch thick and one inch where one-half inch insulation lath is used should be applied before lathing. This is not always done, and when not done, results in an

uneven plaster job at the openings. For the better class of homes, rod-ding the first coat of plaster (to level out all bumps) should be insisted upon. The first class plaster contractor, as a rule, will do this anyway but many jobs are "skimped." Sand finishes in plastering are the most economical and used generally where painting or kalsomining or rough sand texture is desired. It shows cracking the least. Putting coat or smooth wall finishes are generally used where plaster is to be painted and left smooth. On wall surfaces that are to be papered, a little saving may be had by using a sand finish, troweled smooth and still get good results.

A great deal depends on the plastering contractor and his responsibility, along with weather conditions which he must be given time to adhere to, in order to get the best results. Take particular pains to check with your general contractor that all plumbing fixtures, such as tubs or other items which have to be set before plastering, are well protected with paper pasted to the fixture. This will save the fixture being scratched.

#### MILLWORK, WINDOWS AND DOORS:

After the plaster is thoroughly dried, the house should be completely inclosed with sash and doors. Before setting sash, all sash and frames should be given a prime coat of paint as there are places that cannot be reached after installation. All interior base and trim should be applied, well nailed and sanded. Cupboards should be checked with the contractor as to variations that may occur due to changes on the job previously. Work ledges of cupboards as a rule are three feet from the floor to the top. The bottom of the top section should be at least 14 inches from the top of the work ledge. The front entrance door should have three hinges and should be not less than three feet wide in order to accommodate living room furniture entrance. The rear door should be not less than 2'8" wide and be provided with a glass upper section.

Window lighting should be not less than 10 per cent of the floor area. The use of Venetian blinds, awnings, shrubs and trees cut out sunlight but it is not easy to get the light required on dark days. Insist on plenty of windows.

Hardware should be selected to blend with the color schemes of your rooms and should not be of too cheap a grade. Although hardware is easy to replace, it is many times neglected and causes other damage if not repaired at once.

Flooring of the house is quite an

item and should be carefully considered. Regardless of the type of floor, it should be laid over tarred felt paper and not over rosin paper. Rosin paper tends to cause squeaking and is better for other uses. Flooring should be well nailed. Insist on not more than 10 inches apart. It is a common practice to haphazardly nail to as much as 16 inches on centers and invariably results in loose boards and squeaking and is only done on area. You cannot get too much window light in this country. It is always easy to make shade with cheap work. On better grades of homes, 13/16" flooring should be used. One-half inch is used sometimes where the house is small and economy is extremely important. The floor should be well sanded and checked thoroughly before allowing any finishing. Machine sanding must be carefully done to avoid pits and waves which occur usually through carelessness or lack of knowledge in sanding. Many of these blemishes do not show up until the floor is finished, so examine thoroughly. Where linoleum is laid, it is only necessary to have smooth top either through sanding or scraping. Be sure all ridges are out and serious dents or cracks are filled before laying linoleum. The finish of floors will be covered in the article under painting.

Casings around windows and doors are much preferred in a narrow style about 2½ inches and usually moulded detail, especially in the colonial type of home. Plaster returns are not altogether satisfactory as they have a tendency to get hand-marked, and these marks are hard to remove from papered or plastered surfaces. On enameled wood they are easily washed off.

The base around rooms should be provided with as little top ledge as possible and for base shoe at floor. Bases of today are about four inches high. In the kitchen and bathroom, it is common practice now to cove the linoleum up on the wall, making a sanitary cove base which is easy to keep clean.

## CHAPTER 5

### LIGHTING FIXTURES

Fixtures are usually left to the judgment and desire of the owner. Be careful to consider each fixture and its purpose for proper lighting. Fixtures can be changed from time to time so design is at the will of the owner and should be in keeping with the harmony of the room. The style of the house has a great deal to do with the character of the fixture as fixtures are designed to meet these periods and styles.



**PAINTING:** The main purpose of painting is for the protection of the raw building material from the elements on the outside, at the same time having color harmony, and against wear on the inside in addition to decorative possibilities. The exterior painting is quite important as to application and materials. After several thousand dollars investment in a home, it would be a shame to lose in depreciation as a result of a few dollars savings in cheap material and poor application.

The type of paint should be adapted to its particular use and the material to which it is applied. The average home is finished with cedar or pine siding on the outside or cedar shakes and shingles. In any case, for best results, the siding patterns especially, should be primed on the back for protection against moisture within the walls. Many a good paint job is ruined by the entrance of moisture from behind the paint surfaces due to leaks or poor joining and flashing. Exterior painting should be done in reasonably dry weather and whenever possible, protected against frosting conditions.

Exterior paint should have finely ground pigments which have their importance in coverage and density. Raw linseed oil is used on all outside work because it will not dry or harden as quickly as boiled oil. This gives elasticity for expansion and contraction of materials due to heat and cold when directly exposed to weather elements. The first coat on exterior work should be put on with oil and turpentine according to the directions of the paint manufacturer. Three thin coats well brushed in are better than two heavy coats, but it must be kept in mind that with certain paints, coverage is not great enough with two coats, so insist on three coats at all times as a minimum for exterior work.

Many colors have a tendency to fade, especially those used for trim in shades of green or blue. Allow for this fading in original color when applying.

Roof paints vary as to different types but are mainly essential for color. However, there is one exception when graphite and good linseed oil is used in the right proportions and in this particular climate, it makes a preferred roof coating. Although dark in color, it will "gray out." The graphite will have a tendency to allow for snow slippage and prolong the wear of the shingle. Shingles painted both sides will stand up better in this climate than those painted on one side. These shingles can be purchased already prepared with prepared stain on both sides.

Aluminum paint is used a great deal today because of its heat reflecting value and the proper grade of material has proven quite satisfactory.

Brick is many times painted to give an architectural effect and in this case, paint adapted for this purpose should be used and applied according to manufacturer's specifications.

**INTERIOR PAINTING AND FINISHING:** Adaptation of paint to the different materials holds also true to type of paint to be used. On wood, if not stained and varnished, the enamels will give the best wear. Enamel is material made to give a smoother, harder surface, making it easy to clean. It may be obtained in dull and shiny finishes. Decorating of walls may be in the form of painting with color combinations, kalsomining, wall papering or enameling. It is desirable to use a good washable hard finish or enamel in such rooms as kitchens or bathrooms because of greasy or steamy conditions that often exist in those rooms. A dull finish paint, as a rule, is more porous and is not as easily cleaned.

Interior decorating has unlimited possibilities and should be taken thoroughly into consideration with your interior decorator or home designer.

**FLOORS:** Oak floors should be well sanded, filled with filler and given two coats of varnish, after which surface is to be waxed. This is a common type of floor finish. There are prepared finishes which go directly on the floor that are in some cases better than the varnish and filled floor. In any case, a prepared finish should be put on strictly in accordance with the manufacturer's specifications. It is well to keep in mind that a great deal of artistic ability on the part of the painter to even carry out the home owner's ideas as to decorative effects is needed. It is essential then that a painter have the proper reputation for his work. Check thoroughly into his past work.

**LANDSCAPING:** Landscaping is necessary if the owner wants to take full advantage of the exterior appearance of his home. It is well to plan the landscaping along with the design, provide proper panels and trellises for climbing types, as well as the proper arrangement of basement area ways to avoid spoiling the shrub design. Shrubby and landscaping should be planned with the house as much as the designs of the windows and the details of the entrance, as it completes the picture. When possible, native started shrubbery is in favor in adaption from an econ-

omical standpoint. Grading around the house is very important. The finish grade should be higher at the house and slope away, usually six inches higher from zero at a point three feet away. This takes care of drainage away from the house and helps to build the grade line up around the foundations. With a combination of shrubs and grade lines, the home may be made to "set in" the ground and be a part of the landscaping. Many homes are "pushed out" due to improper grading and position of floor level. Too high a floor line from the ground will mean many steps in the front. These steps alone, unless considerable care is taken, are not always ornamental. Remember the appearance of your home will have a lot to do with the resale value in case you want to build a larger home or wish to move to some other location and desire to dispose of your original home.

Trees should be placed in such locations and trimmed high enough as to not obstruct vision and at the same time give shade. Landscaping plans may be obtained from many of the nursery firms.

Sidewalks should be at least four inches thick and kept away a considerable distance from trees. In irrigated districts, they should be above the level of the lawn and in this case, the edges made thicker so that frost cannot get under them. Walls forming area ways around basement windows should be kept at least two feet away from the building and excavated not less than 14 inches below the bottom of the basement window and filled with two and three-inch boulders (no gravel) to the sill line. This allows the snow to melt and run away between the rocks and is more satisfactory than a pipe drain in the bottom of the area ways, which easily freezes up. Avoid as much as possible, outside basement steps and stairways, without some means of covering. They are somewhat troublesome when exposed.

**SCREENS AND SCREEN DOORS:** Screens should be of a type best adapted to the type and style of window used and should have either galvanized or copper mesh screen. The rear door should be screened and the screen door provided with automatic closer. With air conditioning as we have it today, front door screening is not essential and many times spoils a pretty entrance door by hiding it behind a homely screen. The entrance is your first impression and why spoil it. Sufficient ventilation can be had by screening at the window and with air conditioning units.

Awnings are quite attractive to

a home, especially in some styles and lend color. They stop the heat rays before they enter the window opening as well as protecting sun rays from the furniture. Venetian blinds will accomplish the same, although they are not as cool as the heat is already inside the window before being stopped. Venetian blinds, however, have many features to their advantage and are very ornamental. Drapes are used a great deal in place of window shades, especially the draw back type.

**WEATHER STRIPPING:** To complete the insulation and warmth of the home, lots of consideration should be given to the weather stripping. Weather

stripping is a form of material that stops the leakage of air between the sash and frame of windows and the door and door frame. There are many types of weather stripping on the market, and some sash have them already built in. There are several types of weather stripping such as the interior locking type which is the best, making a positive tight joint, the spring metal type which is commonly used and depends upon friction for tightness and the cheap type which is a cloth or rubber filled weather stripping. All doors should have a bronzed threshold weather stripping so that the bottom of the door may be made tight and yet be high enough to pass over the rugs in-

side. Weather stripping will stop drafts from the window and door openings and insure a more water tight job, and as mentioned before, should receive one of the first and most careful considerations along with a thorough insulation job.

**"IF IT IS WORTH BUILDING  
AT ALL IT IS WORTH  
BUILDING WELL"**

Further information in regard to home building will be gladly given upon request to the Capital News Home Ideas Department or directly to the Idaho Small Homes Planning Service, Box 336, Fourth and Main, Boise, Idaho or your local lumber dealer.

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